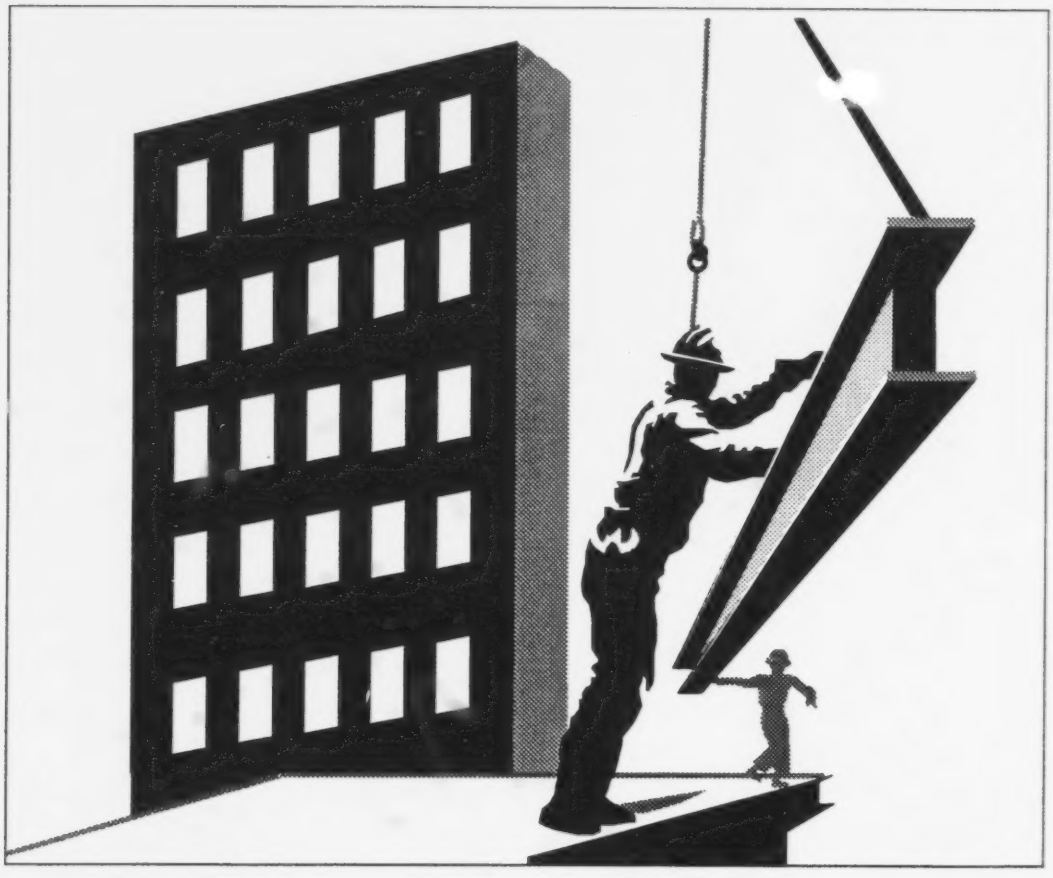
BC Major Projects Inventory

Issue: 03-03 September 2003



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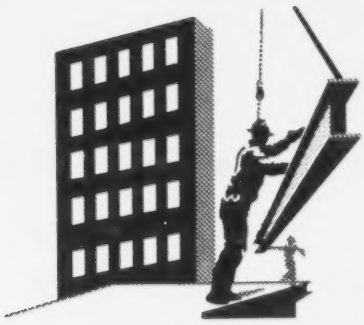

BC Major Projects Inventory
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www.majorprojectsinventory.com

A comprehensive database of major development activity in British Columbia

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104-04045/

About the Major Projects Inventory

The BC Major Projects Inventory contains summary information on major projects in the Province of British Columbia, Canada, that are over $15 million (Cdn.) capital cost, or $20 million in the Lower Mainland–Vancouver area.

Sources of MPI Information
Information sources include print and electronic media, developers, architects, general contractors, and government agencies (provincial, regional, municipal) as well as occasional site visits.

Project Location
Projects are listed according to eight regions: Vancouver Island/Coast, Mainland/Southwest (Vancouver area), Thompson/Okanagan, Kootenay, Cariboo, North Coast, Nechako, and Northeast. Maps showing the location of the regions and main population centres are included in the MPI. Projects are also listed according to the nearest population centre, which could be an unincorporated centre or a local government, e.g. a municipality.

Updates
New projects are added to the database every quarter. Projects already in the database are updated, at minimum, every six months unless there is no expected change in status for a longer period of time. Projects may be shown as updated with no change in information—this means that the information shown is still valid according to the verifying source.

Estimated Costs
Cost estimates are general estimates from the information sources used.

Start and Finish Dates
Start and finish dates for proposed projects are based on estimates from the sources used, or in some cases, on reasonable assumptions. These dates are revised as new information becomes available.

Project Status
Projects are listed by status: proposed, under construction, completed, or on hold. Notes on other status indicators are also included in the project description. Projects that are on hold for longer than two years are normally removed from the publication (although retained in our database). Cancelled projects are noted in the project descriptions as cancelled, then removed from the next issue of the MPI.

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Highlights of the September 2003 Issue

There are 28 new projects proposed in British Columbia in the third quarter of 2003, totaling over $1.5 billion in potential new capital investment, if all the projects proceed. A number of new residential projects are proposed, and two Wal-Marts (Vancouver and Richmond), as well as two Casino proposals. The proposed Northeast Sector Rapid Transit Project in Vancouver has the highest capital cost at $400 million. New non-residential/commercial projects include a gold mine and a quarry, and three more hydroelectric projects.

Of the 21 construction starts this quarter, the largest is the GVRD Capilano and Seymour Water Filtration Plant at $450 million. When completed in 2007, it will be the largest water filtration plant in Canada. Also starting construction were the $167 million Brilliant Dam Expansion project near Castlegar and the first of the Border Infrastructure Projects—the $125 million improvements to the Kicking Horse Pass on Highway 1 near Golden.

Four projects completed construction including a $48 million Dedicated Fire Protection System for Vancouver, and two energy projects—the Burnaby Waste to Energy Project ($40 million, 15 megawatts) and the Miller Creek Power Project ($50+ million, 25 megawatts). The latter is particularly notable because it is the first of a recent wave of run-of-river hydroelectric projects coming on line.

The Major Projects Inventory will be introducing an email update service by subscription in the near future—please register your interest in receiving more information about this future product at www.majorprojectsinventory.com

We are also introducing Diane Doyle as the Sales and Research Manager for the BC Major Projects Inventory. Diane can be reached at:
Phone: (250) 592-4370
and email: dcmdoyle@shaw.ca

Subscribers: please call us at (250) 385-6101 if further information is needed or if you have suggestions for future issues. Feedback on the content of the Major Projects Inventory website at www.majorprojectsinventory.com is also welcomed.

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New Proposed Projects July—September 2003

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Bella Coola	Bella Coola Rock Project	13
1. Vancouver Island/Coast	Langford	Lavender Town Square	20
1. Vancouver Island/Coast	Langford	Residential Development - 825 - 837 Goldstream Ave	15
1. Vancouver Island/Coast	Zeballos	Zeballos Lake Hydro Project	35
2. Mainland/Southwest	Vancouver	1299 Seymour Street Residential Tower	55
2. Mainland/Southwest	Vancouver	488 Robson Street Residential Development	25
2. Mainland/Southwest	Surrey	Anndale Village Shopping Centre	20
2. Mainland/Southwest	Vancouver	Beulah Gardens - 2001 Cassiar Street	38
2. Mainland/Southwest	Chilliwack	Chipmunk Ridge Resort and Condominium Development	50
2. Mainland/Southwest	Langley	Convention Centre and Casino - Square One Lands	44
2. Mainland/Southwest	Vancouver	East Fraserlands Development	150
2. Mainland/Southwest	Coquitlam	Great Canadian Casino Expansion	20
2. Mainland/Southwest	Vancouver	Hastings Park Renovation and Casino	40
2. Mainland/Southwest	Pitt Meadows	Light Industrial Park	20
2. Mainland/Southwest	Burnaby	Metropolis at Metrotown Mall Expansion	80
2. Mainland/Southwest	Vancouver Area	Northeast Sector Rapid Transit	400
2. Mainland/Southwest	Vancouver	Providence Legacy Project	100
2. Mainland/Southwest	Vancouver	Residential Development Kingsway and Knight Streets	25
2. Mainland/Southwest	Vancouver	Spectrum Residential Neighbourhood	100
2. Mainland/Southwest	Boston Bar	Spuzzum Creek Power Project	45
2. Mainland/Southwest	Vancouver Area	University Town - University of British Columbia	100
2. Mainland/Southwest	Vancouver	Wal-mart Shopping Centre	20
2. Mainland/Southwest	Richmond	Wal-Mart Shopping Centre	30
3. Thompson/Okanagan	Kamloops	Afton Copper/Gold Project	30
3. Thompson/Okanagan	Vernon	Anderson Business Park	15
3. Thompson/Okanagan	Vernon	Middleton Mountain Neighborhood	15
3. Thompson/Okanagan	Vernon	Okanagan Hills Resort	25
3. Thompson/Okanagan	Revelstoke	Pingston Hydroelectric Project Expansion	23
Total			**1553**

Projects Starting Construction July—September 2003

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Sooke	Sunriver Estates (Shambrook Hill Development)	50
1. Vancouver Island/Coast	Victoria	Multi-Purpose Arena/Convention Facility	30
1. Vancouver Island/Coast	Victoria	Parc Residences Residential development	20
2. Mainland/Southwest	Burnaby	5600 Thorne Avenue Business Park	28
2. Mainland/Southwest	Burnaby	Highgate Village	90
2. Mainland/Southwest	Burnaby	UniverCity Highlands	100
2. Mainland/Southwest	New Westminster	615 Hamilton Street Apartments	40
2. Mainland/Southwest	North Vancouver	GVRD Capilano and Seymour Water Filtration Plant	450
2. Mainland/Southwest	Squamish	Furry Creek Hydroelectric Project	17
2. Mainland/Southwest	Surrey	Terasen Gas Pipeline Fraser River Crossing	16
2. Mainland/Southwest	Vancouver	610 Granville Street - Hudson	50
2. Mainland/Southwest	Vancouver	The Bentley Condominium Tower	30
2. Mainland/Southwest	Vancouver	UBC Computer Science Building, Electrical and Computer Engineering Bldg	26
2. Mainland/Southwest	West Vancouver	The Village at Park Royal	30
3. Thompson/Okanagan	Golden	Border Infrastructure Project - Kicking Horse Pass Highway 1 Improvements	125
3. Thompson/Okanagan	Kamloops	Royal Inland Hospital Expansion	40
3. Thompson/Okanagan	Kelowna	Mission Shores Town Homes	15
3. Thompson/Okanagan	Merritt	Hwy 97A Upgrades	22
4. Kootenay	Castlegar	Brilliant Expansion Project	167
4. Kootenay	Cranbrook	Cranbrook Airport Expansion	14
6. North Coast	Skidegate	Qay'llnagaay Heritage Centre	25
Total			**1285**

Projects Completed July—September 2003

Region	Municipality	Project Name	Est Cost ($ mil)
2. Mainland/Southwest	Burnaby	Burnaby Waste to Energy Project	40
2. Mainland/Southwest	Vancouver	1300 W Pender Residential Tower	40
2. Mainland/Southwest	Vancouver	Dedicated Fire Protection System	48
2. Mainland/Southwest	Pemberton	Miller Creek Power Project	50
Total			**178**

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Major Project Summaries

Summary of Major Projects by Status—September 2003

Region	Proposed Projects	Under Construction	Completed	On hold	Total
1. Vancouver Island/Coast	32	19	-	8	59
2. Mainland/Southwest	108	89	4	27	228
3. Thompson/Okanagan	20	24	-	6	50
4. Kootenay	7	7	-	1	15
5. Cariboo	7	2	-	1	10
6. North Coast	8	2	-	5	15
7. Nechako	3	1	-	2	6
8. Northeast	4	1	-	4	9
Total	**189**	**145**	**4**	**54**	**392**

Summary of Major Projects by Industrial Category—September 2003*

Development Region	Residential Commercial	Transport. & Warehsg.	Mining & Oil & Gas Extraction	Utilities (including sewage treatment)	MFg.	Public Services	Other Services	Total
1. Vancouver Island/Coast	30	6	3	10	1	5	4	59
2. Mainland/Southwest	126	23	1	18	2	28	26	224
3. Thompson/Okanagan	22	7	1	10	-	1	9	50
4. Kootenay	4	1	-	5	-	1	4	15
5. Cariboo	2	-	2	2	1	2	1	10
6. North Coast	1	4	1	6	1	1	1	15
7. Nechako	-	-	2	1	2	-	1	6
8. Northeast	-	3	3	1	2	-	9	
Total	**185**	**44**	**13**	**53**	**9**	**38**	**46**	**388**

* Does not include 4 projects that were completed in July - September 2003
Industrial Categories follow the North American Industrial Classification System
Pipelines and transportation-related manufacturing are included in Transportation

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British Columbia
Development Regions

1. Vancouver Island/Coast
2. Mainland/Southwest
3. Thompson/Okanagan
4. Kootenay
5. Cariboo
6. North Coast
7. Nechako
8. Northeast

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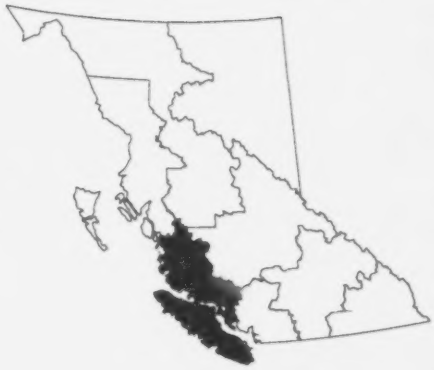
Vancouver Island/Coast Development Region

Updated October 15, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329



REGION AT A GLANCE

Physical Geography : Mountainous island and coastal terrain with a fertile plain along the east coast of Vancouver Island.
Land Area in Sq. km. : 87,013
Population Density / Sq. km. (2002) : 8.3
Economic Base : Public administration (Government), forest based manufacturing, tourism, farming, fishing.

Selected Demographic Characteristics

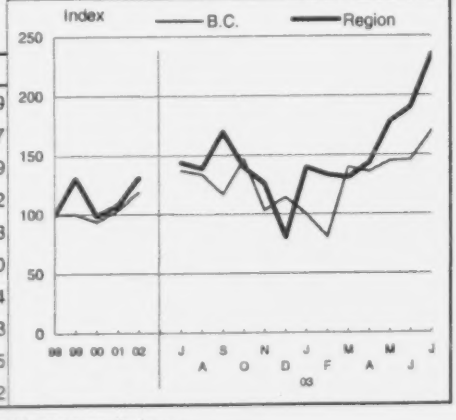
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	31.7	106.2	62.2	122.0	99.3	55.1	476.6	165.1	0.487	0.194	0.681	1976
1981	34.9	99.7	68.2	153.4	106.5	68.1	530.8	200.0	0.410	0.208	0.618	1981
1986	36.9	95.7	58.8	172.4	111.5	81.7	557.0	224.7	0.387	0.238	0.625	1986
1991	39.9	105.2	55.9	201.1	127.6	99.2	628.9	250.4	0.377	0.258	0.635	1991
1996	40.6	118.6	60.1	218.3	158.8	110.0	706.4	288.4	0.364	0.252	0.616	1996
2001	33.1	114.7	62.4	200.2	189.8	119.4	719.6	308.7	0.327	0.264	0.591	2001
2006	29.9	104.2	65.9	188.5	216.8	128.4	733.7	326.1	0.285	0.273	0.557	2006
2011	31.8	96.3	66.2	190.4	239.3	143.4	767.4	353.9	0.258	0.289	0.548	2011
2016	34.0	95.0	65.5	199.3	244.4	170.2	808.4	382.0	0.253	0.334	0.588	2016
2021	34.7	99.5	60.0	210.6	242.9	199.1	846.8	404.3	0.261	0.388	0.649	2021
2026	34.5	103.9	59.7	214.3	240.7	227.1	880.2	422.4	0.269	0.441	0.710	2026
2031	33.6	105.9	63.7	210.1	244.6	250.1	907.9	439.8	0.269	0.482	0.751	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1995	771.7	299.0	40.5	128.3	130.2	472.7	3,899
1996	848.6	274.0	17.4	189.0	67.6	574.6	5,097
1997	718.6	237.8	13.3	168.3	56.2	480.9	3,849
1998	586.6	241.1	29.9	142.1	69.1	345.5	2,752
1999	766.4	406.1	34.1	169.9	202.0	360.3	2,823
2000	579.7	274.1	29.3	146.0	98.9	305.6	1,920
2001	633.5	286.0	34.2	143.7	108.0	347.5	2,234
2002	768.2	265.2	16.5	155.3	93.5	503.0	3,463
YTD Jul '02	448.0	153.2	9.8	81.7	61.8	294.8	1,995
YTD Jul '03	562.6	200.6	21.3	117.8	61.5	362.1	2,472



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Vancouver Island/Coast Development Region

Population of Major Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate			1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Vancouver Isl./Coast		**716,395**	**715,404**	**719,602**	**722,317**	Esquimalt	DM	16,747	16,784	16,984	16,903
Saanich	DM	107,674	107,758	108,543	108,084	Central Saanich	DM	15,707	15,813	15,993	15,995
Victoria	C	77,195	77,383	78,389	77,941	Colwood	C	14,489	14,436	14,410	14,534
Nanaimo	C	75,327	75,559	76,383	76,787	Powell River	DM	13,674	13,561	13,543	13,581
Campbell River	DM *	30,205	29,859	29,802	29,718	Comox	T *	11,687	11,645	11,632	11,809
North Cowichan	DM	27,063	27,149	27,276	27,457	Sidney	T	11,334	11,305	11,362	11,281
Langford	DM	19,271	19,571	19,796	20,117	North Saanich	DM	10,827	10,792	10,824	10,824
Courtenay	C *	18,973	19,057	19,160	19,435	Parksville	C	10,311	10,550	10,713	10,763
Port Alberni	C *	18,734	18,557	18,535	18,465	Sooke	DM *	-	9,143	9,140	9,255
Oak Bay	DM	18,534	18,446	18,506	18,360	View Royal	T	7,258	7,441	7,619	7,914

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '02; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Bella Coola

Bella Coola Rock Project
Arthon Construction Ltd. Ph: (604) 820-6700
Proposed aggregate quarry approximately 2 km from Bella Coola. Mining permit has been offered and markets in California secured. Local consultations and rezoning approval are the next steps.

Status: Proposed
Est. Cost ($ million): 13
First Entry: Sep 2003
Start: Spring 2005
Finish: Fall 2005
Last Update: Sep 2003

Campbell River

Campbell River Casino & Convention Centre
Campbell River Indian Band & Trillium Gaming Inc.
Ph: (250) 286-6949
Proposed $7.7-million 20,000 sq ft casino with 300 slot machines and 30 gaming tables and 120-room hotel, health club, 300-seat restaurant, 10,000 sq ft convention centre, and banquet hall is being developed in conjunction with the Campbell River Indian Band as part of a $29 million resort complex located in the Discovery Harbour Marina District in downtown Campbell River. Awaiting approvals for the casino from the provincial government. Project will be completed in phases and is expected to create 400 permanent jobs. Casino to proceed first.

Status: Proposed
Est. Cost ($ million): 29
First Entry: Sep 1998
Start: Spring 2004
Finish: Late 2005
Last Update: Sep 2003

Central Saanich

Tsawout Residential/Commercial Development
Tsawout Indian Band Ph: (250) 652-9101
Proposed five-phase development of reserve lands including 18-hole golf course, retail space, resort hotel, native-theme village, and mixed residential units. Phase 1: up to 600,000 sq ft retail space. Phase 2: 110 single-detached and multiple-family housing units on leased land. Phase 3: hotel. Plans for development at economic development phase. The access road is in place and Phase 1 is expected to start in 2004.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 1998
Start: Spring 2004
Finish: Spring 2006
Last Update: Sep 2003

Colwood/Langford

Olympic View Neighbourhood Ph: (250) 478-5590 (Colwood City)
Proposed multi-phase development on 111 ha near Olympic View golf course, to contain 593 dwelling units in Colwood (mix of 317 detached, 330 attached and 270 apartments) and 357 units in the District of Langford. Also included is a 6.9-ha park, a 120-room hotel, 3500 sq m of office and retail space, and a new nine-hole golf course. Architect: Idealink Architects. Consulting Engineers: Bullock Bauer Associates Ltd. Rezoning has been approved. Development permits not yet applied for.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 1997
Start: Late 2003
Finish: Early 2006
Last Update: Sep 2003

Gold River

Ucona River Hydroelectric Project
Ucona River Joint Venture Ph: (604) 683-8271
Proposed 35 megawatt run of river hydroelectric power project on the Ucona River near Gold River. Several permits and approvals being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 52
First Entry: Mar 2003
Start: Fall 2004
Finish: Spring 2006
Last Update: Sep 2003

Gold River

Gold River Power Project
Green Island Energy Ph: (780) 412-3400
Proposed 49 MW wood residue electricity generation project located in Gold River using infrastructure from the closed Bowater pulp mill. The project would eventually be developed to 250 MW in size.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2001
Start: Late 2005
Finish: Spring 2007
Last Update: Sep 2003

Ladysmith

Granby Harbour
Concept Bank—SVR Acquisitions Ltd. Ph: (604) 298-9965
Proposed 10-year comprehensive residential, commercial, retail development in Ladysmith Harbour, designed to fit into the existing town grid system and preserve historical aspects of the coal mining era. To include: 100 fixed rooms and 25 floating rooms in a hotel built on the harbour, a floating home subdivision, condos, multifamily and single family living units, a graduated retirement community, a small convention centre of 300 seats, restaurant/lighthouse, yacht club, marina. A master plan is complete. Stabilization and reclamation of Slag Point and harbour awaiting federal, provincial and municipal approval. Phase 1 development will commence with construction of the major components (the amenities, retirement village and hotel) Approval of permits pending. Some components will be sold to developers to build. Architect: Paul Merrick Architects.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Mar 2000
Start: Spring 2004
Finish: Summer 2014
Last Update: Jun 2003

Langford

Lavender Town Square Ph: (250) 474-6919 (Langford)
Three buildings at 817, 825 and 837 Goldstream will provide 60 seniors assisted living suites and 140 plus live-work units. Architect: Eric Barker Architect Inc.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2003
Start: Oct 2003
Finish: Spring 2004
Last Update: Sep 2003

Langford

Residential Development—825–837 Goldstream Ave
Ph: (250) 385-4565 (Architect)
A residential development of 200 units in 4 buildings including 60 assisted living units some live/work studios. Architect: Eric Barker Architect Inc.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2003
Start: Oct 2003
Finish: Oct 2004
Last Update: Sep 2003

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1. Vancouver Island/Coast

Langford

Langford Power Centre
Alliance Blue Corporation Ph: (250) 474-6919 (Langford City)
Proposed development of a 350,000-sq-ft shopping centre with parking for 1500 vehicles. 14 single-family homes are planned for the north end of the site. Developer has agreed to six-laning Millstream Road from McCallum Road to Treanor Avenue as well as installation of bike lanes, treed boulevards and sidewalks. Project has received re-zoning. Website: www.alliancebluecorp.com

Status: Proposed — Start: Spring 2004
Est. Cost ($ million): 56 — Finish: Early 2005
First Entry: Dec 2001 — Last Update: Jun 2003

Langford

Lakewood Neighbourhood
Oakcrest Park Estates Ltd. Ph: (250) 727-2325
Proposed 400,000-sq ft town home/condo and single-family development in 923 units, 17,500 sq ft of commercial space and park and school space at 1220 Parkdale Drive. Proposal went before City Council. Public hearings held in Nov 2001. Engineer: 1st Team Engineering Ltd. Environmental studies are underway. Project will proceed when sewer arrangements are worked out with municipality.

Status: Proposed — Start: ?
Est. Cost ($ million): 50 — Finish: ?
First Entry: Mar 1999 — Last Update: Sep 2003

Langford

Oakcrest Park Estates—Mixed Use Residential Development/Hulls Field
Harling Point Estates Ph: (250) 385-4565
Proposed 100,000-sq ft shopping centre, 135 apartments and 40 townhouses at 2966 Jacklin Rd/3024 Glen Lake Rd (Hull's Field). In 3rd reading of the rezoning process. Architect: E. Barker Architect.

Status: Proposed — Start: Jan 2004
Est. Cost ($ million): 50 — Finish: 2006
First Entry: Mar 1999 — Last Update: Sep 2003

Nanaimo

Vancouver Island Conference Centre
City of Nanaimo Ph: (250) 755-4429
Public-private partnership proposals being invited from firms or consortiums interested in developing a new hotel and conference centre (providing ª 38,000 sq ftof meeting space as well as other ancillary uses) to be located in the downtown core of the City. Front Street Projects' (majority owner InSight Holdings) plan to redevelop the old Malaspina Hotel into a conference centre and 169 room hotel has been approved.

Status: Proposed — Start: Jan 2004
Est. Cost ($ million): 42 — Finish: Mar 2005
First Entry: Sep 2001 — Last Update: Sep 2003

Nanaimo

Nanaimo Regional General Hospital—Acute Expansion Phase II.
Vancouver Island Health Authority Ph: (250) 755-3010
Phased renovation of existing space and completion of new space, to include 10 operating rooms and expansions of perinatal, surgical day care areas. The project has been awarded to Bird Construction and will begin construction Oct 2003. Website: www.viha.ca

Status: Proposed — Start: Oct 2003
Est. Cost ($ million): 29 — Finish: Jun 2005
First Entry: Sep 1997 — Last Update: Sep 2003

Near Nanaimo

Terasen Vancouver Island Gas System Upgrades
Terasen Utilities Ph: (403) 514-6401
Terasen's proposal, as an alternative to the Vancouver Island Generation gas electricity project, is to develop a Vancouver Island Liquefied Natural Gas (storage) facility and add to the pipeline distribution system. Preliminary details were presented to recent BC Utilities Commission hearings on the Vancouver Island Generation project (see separate entry of that name in Nanaimo). Very preliminary.

Status: Proposed — Start: ?
Est. Cost ($ million): 100 — Finish: ?
First Entry: Jun 2003 — Last Update: Sep 2003

Penticton

Large Adaptive Reflector Radio Telescope
National Research Council of Canada Ph: (250) 493-2277
The Large Adaptive Reflector (LAR) is a very large steerable radio telescope with a reflecting surface 200 metres in diameter. The reflector will be made of flat panels. The overall reflector shape will be adjusted by computer-controlled actuators. The receiver will be supported by a balloon 500 metres above the reflector, controlled by 3 or more Kevlar-like cables and winches. The LAR will operate from 250 MHz to 22 GHz. This proposal is very preliminary.

Status: Proposed — Start: 2007
Est. Cost ($ million): 30 — Finish: 2008
First Entry: Jun 2003 — Last Update: Jun 2003

Port Alberni

Eagle Rock Materials Project
Eagle Rock Quarry
Ph: (250) 720-2700 (Alberni-Clayoquot Regional District
Proposed gravel pit to supply gravel to California market. Coalition of two First Nations, the Hupacasath and the Ucluelet First Nation and a Vancouver company Polaris Minerals have formed a company to mine an area in the Port Alberni Inlet, with a 100 year mine life. Environmental assessment permit issued Sep 17 2003. Rezoning for ancillary buildings will be complete Oct 2003. Process for seeking financing underway.

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): 115 — Finish: Fall 2005
First Entry: Dec 2002 — Last Update: Sep 2003

Port Alberni

Port Alberni Aluminum Smelter
Alberni Aluminum Company Ph: (250) 723-2146 (City of Port Alberni)
A feasibility study was completed to determine the potential for locating an aluminum smelter in Port Alberni, to produce 360,000 tonnes/year of aluminum and would require 650 MW of electricity annually. Project is being actively promoted and is at the investor recruitment stage. Discussions are ongoing with province and investors.

Status: Proposed — Start: Summer 2009
Est. Cost ($ million): 1400 — Finish: 2011
First Entry: Dec 2000 — Last Update: Sep 2003

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Port Hardy

Holberg Wind Energy Project
Stothert Power Corp/Global Renewable Energy Partners Inc.
Ph: (604) 681-8165
Proposed 58 Megawatt wind power project on the northwest coast of Vancouver Island 40 km west of Port Hardy. Anemometer towers are being erected. Several permits and approvals being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed — Start: Spring 2005
Est. Cost ($ million): 75 — Finish: Fall 2006
First Entry: Jun 2003 — Last Update: Sep 2003

Port Hardy

Sea Breeze Wind Power Project
Sea Breeze Energy Inc. Ph: (604) 639-8186
Up to 750 megawatts in wind parks holding 250 wind turbines which may be located on several sites being researched on Vancouver Island. Sites near Port Hardy, Port McNeill, Holberg and Sayward are being examined. Land and Water BC have approved 6 sites for temporary wind monitoring towers and 3 sites are currently under review. Capital cost is for the first 50 wind turbines. Project was not selected by BC Hydro for it's recent green power generation call for tenders.

Status: Proposed — Start: ?
Est. Cost ($ million): 250 — Finish: ?
First Entry: Jun 2002 — Last Update: Sep 2003

Saanich

Highway 17 Upgrades
Ministry of Transportation Ph: (250) 387-7740
Proposed addition of several interchanges and upgrades to the Pat Bay Highway for the 25 km portion linking the Swartz Bay ferry terminal to Victoria. Very preliminary based on a report prepared by Earth Tech (Canada).

Status: Proposed — Start: ?
Est. Cost ($ million): 112 — Finish: ?
First Entry: Mar 2002 — Last Update: Sep 2003

Saanich

773 Cordova Bay Road Residential and Industrial Project
Trio Ready Mix Ltd. Ph: (250) 475-1775 (Saanich Municipality)
Proposed 110 residential units and mini-warehouses on 26.2-ha site at 773 Cordova Bay Rd. Architect: Number Ten Architect Group. Subdivision application remains pending for boundary adjustment. No development will occur on the site until 2004.

Status: Proposed — Start: Spring 2004
Est. Cost ($ million): 15 — Finish: Summer 2006
First Entry: Sep 1997 — Last Update: Sep 2003

Sooke

Sooke Sewage Treatment Plan
District of Sooke Ph: (250) 642-5155
Sewage collection system and a wastewater treatment plant for the Sooke community. A public-private partnership with Epcor in place. A referendum will be held Dec 13 2003.

Status: Proposed — Start: Spring 2004
Est. Cost ($ million): 18 — Finish: Fall 2005
First Entry: Jun 2003 — Last Update: Sep 2003

Sooke

Silver Spray Resort
Michael and Roxanne Thornton Ph: (250) 642-1634 (Sooke District)
Proposed 174-acre, 85 suite hotel/lodge, 127 single family homes, 9 hole golf course and 115 berth marina. Project is seeking approvals.

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): 50 — Finish: 2010
First Entry: Jun 1999 — Last Update: Dec 2002

Ucluelet

Ucluelet Mixed Use Development
Elke Loof-Koehler
Ph: (250) 726-7744 (Alberni-Clayoquot Regional District
Proposed multi- use development on 40 hectares of waterfront in Ucluelet will include 200 townhomes, a pub, a major hotel, a wellness center and spa and seniors home. Also included will be affordable housing and retail space. There is a provision for a pool, skate board park, and accomodation for the Wild Pacific Trail. Adjacent to the Loof-Koehler Marine Drive Properties Ltd. owned land is 50 acres which has been sold to the company by the district. Site servicing began Summer 2003. Construction of residential will begin Nov or Dec 2003.

Status: Proposed — Start: Late 2003
Est. Cost ($ million): 100 — Finish: Fall 2005
First Entry: Dec 2002 — Last Update: Sep 2003

Victoria

Vacation Ownership Club
Pearson Group, The Ph: (250) 468-7121
A vacation ownership club development in downtown Victoria at Humbolt and Blanshard. Approximately 135,000 sq ft of suites and commercial space including 141 bedroom units, a gourmet market, restaurants and a spa. Excavation is expected to begin Oct 2003.

Status: Proposed — Start: Oct 2003
Est. Cost ($ million): 15 — Finish: Early 2005
First Entry: Mar 2003 — Last Update: Jun 2003

Victoria

Residential Towers Songhees
Focus Equities Alberta Ph: (250) 475-3700
Proposed development on remaining lot in Songhees of 3 residential towers, 10 , 11 and 13 storeys and series of townhouses totalling 597 units. Rezoning and development permits are in place. Website: www.divprop.com

Status: Proposed — Start: Late 2003
Est. Cost ($ million): 60 — Finish: Fall 2005
First Entry: Dec 2002 — Last Update: Sep 2003

Victoria

University of Victoria Expansion
University of Victoria Ph: (250) 721-6139
A new 7,800-square-metre engineering technology building will double the student spaces for computer science and engineering co-op programs, allowing an additional 118 undergraduate and 23 graduate full time places by the year 2006. The building will have classrooms, undergrad and graduate labs, offices, and student study space. Provincial government approved funding.

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): 22 — Finish: Fall 2005
First Entry: Dec 2002 — Last Update: Mar 2003

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Victoria

Hotel and Residential Complex
GMC Projects Ph: (250) 389-2662 (Architect)
Proposed seven storey hotel-condominium complex bordered by Pandora Avenue and Fisgard Street. The City has recommended a development and heritage alteration permit for the Buckerfield's building at 528-532 Pandora Ave which will be restored and integrated into the complex. The project will include two buildings—a seven storey, 99 room hotel facing Pandora Street, and a six-storey residential building containing 78 condominiums, facing Fisgard Street. Development permit has been approved but there is no indication when the project may proceed.

Status: Proposed — Start: ?
Est. Cost ($ million): 15 — Finish: ?
First Entry: Sep 2001 — Last Update: Sep 2003

Victoria

Belleville Ferry Terminal Redevelopment
City of Victoria/Provincial Capital Commission Ph: (250) 953-8800
Redevelopment of the Belleville Street terminal at Victoria's inner harbour which currently accommodates four ferry lines (Coho, Clipper, Star and Express). Plans are for a 45,000-sq ft, three storey terminal to include a two-storey Canada Customs and tourist services building, an underground vehicle area for cars boarding the Coho ferry and a 10,000-sq ft commercial space. Land is rezoned. Design guidelines have gone to the Advisory Design Panel. A development permit application is approved. Once design guidelines are complete, the Provincial Capital Commission is expected to request proposals for a public/private partnership for the development. Construction will be in phases and only during the winter months to minimize disruptions to summer tourism. Project under review by provincial government.

Status: Proposed — Start: ?
Est. Cost ($ million): 16 — Finish: ?
First Entry: Mar 1999 — Last Update: Sep 2003

Victoria

Victoria Sewage Treatment Plant
Capital Regional District Ph: (250) 360-3000
Proposed sewage-treatment plant for Victoria to divert outfalls from Clover and Macaulay Points. A liquid waste management plan was completed mid-2000 and has been sent to the Ministry of the Environment for review. The project has been approved but there are no specific plans to begin the project.

Status: Proposed — Start: 2006
Est. Cost ($ million): 100 — Finish: 2008
First Entry: Mar 1999 — Last Update: Jun 2003

Zeballos

Zeballos Lake Hydro Project
Pacific Rim Power Corp. Ph: (604) 576-3175
Run-of-river power project near Zeballos to generate approximately 22 megawatts of electricity. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): 35 — Finish: Spring 2006
First Entry: Sep 2003 — Last Update: Sep 2003

STATUS: ON HOLD

Duncan

Georgia Strait Crossing Natural Gas Pipeline
Georgia Strait Crossing Pipeline Ltd. Ph: (604) 528-1600
A joint venture of BC Hydro/Williams Gas Pipeline Co. to transport 2.4 mcmd natural gas through a new 41-cm-diameter pipeline originating at Sumas, Washington from an existing pipeline to reach Vancouver Island via an undersea crossing and end at Centra Gas' transmission line south of Duncan, a total distance of 136 km. The National Energy Board and the US Federal Energy Resources Commission approved the pipeline. Capital cost is for the 60-km Canadian portion. This project is linked to the Vancouver Island Generation Project (see Natural Gas Electricity Plant—Nanaimo).

Status: On hold — Start: ?
Est. Cost ($ million): 130 — Finish: ?
First Entry: Sep 1999 — Last Update: Sep 2003

Langford

Goldstream Meadows Residential Development
Goldstream Meadows Ltd. Ph: (250) 474-6919 (Langford City)
Proposed 415-home subdivision including townhouses, modular homes, apartments and condos, a lakefront park and a 70,000-sq ft commercial centre on 135 acres. Site is currently a gravel pit on 55 ha at the west end of Langford Lake bordered by Hwy 1, Lakehurst Drive, the lake and E&N Railway line. Rezoning completed. Bas Smith Architecture Inc. is the architect for the townhouse units. Property is for sale.

Status: On hold — Start: ?
Est. Cost ($ million): 36 — Finish: ?
First Entry: Sep 1997 — Last Update: Sep 2003

Nanaimo

Vancouver Island Generation Project
BC Hydro Ph: (604) 528-1600
Up to 295-MW natural gas-fired generating plant in the Nanaimo area on Vancouver Island at a pulp mill site at Duke Point. The proposed Georgia Strait Crossing (GSX) natural gas pipeline which is associated with this project (see separate entry) has been approved by the National Energy Board. The BC Utilities Commission ruled (Sep 8, 2003) that the proponent must seek other lower cost alternatives to providing power on Vancouver Island. A call for proposals for firm power is being developed. This project may be cancelled depending on the outcome of calls for other sources of electricity.

Status: On hold — Start: ?
Est. Cost ($ million): 380 — Finish: ?
First Entry: Jun 2000 — Last Update: Sep 2003

Port Hardy

Limestone Quarry
Graymount Western Ph: (403) 250-9100
Proposed limestone quarry on northern Vancouver Island to yield approx 250,000 tonnes/yr. There are two possible sites being examined at Marnie Bay and Nimkish Lake with Marnie Bay the most likely to be developed. Environmental studies are completed for the Marnie Bay site. The project is on long-term hold.

Status: On hold — Start: 2006
Est. Cost ($ million): 50 — Finish: 2008
First Entry: Sep 1999 — Last Update: Sep 2003

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Salt Spring Island

Channel Ridge Village
Property Team Inc. Ph: (250) 384-2400 (Architect)
Village containing 75,000 sq ft of commercial space and residential settlement of 577 homes (developed in clusters of medium-density) compatible with the natural environment on a 90-acre site. Architect: de Hoog D'Ambrosio Rowe Architects. Project has been on hold but may start again very soon.

Status: On hold — Start: ?
Est. Cost ($ million): 170 — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2003

Salt Spring Island

Salt Spring Island Village Resort
Saltspring Island Village Resorts Ph: (250) 537-2711 (Islands Trust)
Time-shared accommodation to contain 123 units at 315 Robinson Road. Common building contains a pool, meeting rooms and other facilities. First 50 units and lodge started with framing completed but project is currently on hold.

Status: On hold — Start: 1996
Est. Cost ($ million): 14 — Finish: ?
First Entry: Sep 1997 — Last Update: Sep 2003

Victoria

Royal Roads University Campus Building Development
Royal Roads University Ph: (250) 391-2524
The campus plan for Royal Roads University was adopted in 2001 to include Sustainable Development and Green Building Principles. Phase 1 redevelopment includes two projects: 1) renovation of the Grant Building, a 5760 sq m National Heritage Designated structure to house academic spaces, lecture hall, student services, cafeteria, labs and offices, is complete. The second project which is on hold is a new Living/Learning Centre, an 8000 sq m building containing 180 student residences, lecture halls, seminar rooms, faculty offices, and other services on a 3 acre site. Architect: Williams + D'Ambrosio Architects.

Status: On hold — Start: Sep 2002
Est. Cost ($ million): 15 — Finish: ?
First Entry: Jun 2002 — Last Update: Sep 2003

Victoria

Conventional Ferries Construction
BC Ferries Corporation Ph: (250) 381-1401
As many as three major ferries could be replaced over the next 10 years. A strategic plan was developed in spring 2001 which identified when to replace the ferries and what the appropriate type of replacement vessel would be. On hold.

Status: On hold — Start: ?
Est. Cost ($ million): 150 — Finish: ?
First Entry: Mar 1998 — Last Update: Sep 2003

STATUS: CONSTRUCTION STARTED

Colwood

Royal Bay Housing Development
Construction Aggregates Ltd. Ph: (250) 478-8311
Multi-phase (2800 homes) development on 250-ha site on Metchosin Road over 20 years. Phase 1 includes 646 single units, duplex homes, and townhouses. Later phases will include town homes and commercial space, 3 schools, parks and a 7.5 km perimeter greenway. Included in Phase I are The Hatley and The Delora. They are completely serviced and all lots are sold. Construction has begun on Phase 1A : The Woods which will have 119 lots, 3 duplex lots and 103 town homes. The construction of the school is not yet definite. Primary planning consultant: Cityspaces Consulting.

Status: Construction started — Start: Mar 2000
Est. Cost ($ million): 150 — Finish: 2020
First Entry: Dec 1997 — Last Update: Sep 2003

Courtenay

Mt. Washington Ski Resort
Mt. Washington Ski Resort Ph: (250) 338-1386
Several projects completed including a hotel, lodge renovation, upgrading of sewage treatment plant and new quad chairlift. In Fall 2002 the new six seat high speed chairlift was installed. A hotel with 60 units is in planning stages—construction to start in 2004. A proposed firehall/public works building is awaiting a referendum in Oct 2003 to allow construction to begin in Summer 2004. Bear Lodge, which has been on hold, will be available for pre-construction sales in Fall 2003. Approval is being sought for a new lift in the north McKay lake area.

Status: Construction started — Start: Summer 2000
Est. Cost ($ million): 30 — Finish: 2006
First Entry: Sep 1997 — Last Update: Sep 2003

Esquimalt

CFB Esquimalt Projects
Department of Defence Ph: (250) 363-7928
Several of the 13 phases of dockyard upgrades are completed and two projects are in progress. Balance of project is on hold.

Status: Construction started — Start: Jan 1999
Est. Cost ($ million): 170 — Finish: 2007
First Entry: Dec 1997 — Last Update: Mar 2003

Langford

Bear Mountain Golf Resort
LGB9 Dev. Corp Ph: (250) 474-7344
28 phase residential development (1800 homes) to include two Jack Nicklaus golf courses and clubhouse over 10 -12 years. The first golf course is complete and the interim club house will be complete Oct 2003. The first three residential phases have been presold and Phase 1 started Sept 2003. The second golf course site is currently being cleared. Website: www.bearmountaingolf.com

Status: Construction started — Start: Mar 2002
Est. Cost ($ million): 50 — Finish: 2014
First Entry: Dec 2002 — Last Update: Sep 2003

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1. Vancouver Island/Coast

Langford

Westwind Plaza Ph: (250) 478-3121
Six buildings with total of 9896 square metres of commercial and retail space, along with 168 parking spaces on 1.8 ha at 741 Goldstream Ave. Architect: Moore Paterson Group. Phase 1: Beer & wine store is complete. Phase 2: 35,000-sq ft development including 125-seat restaurant, 125-seat pub and 8000-sq ft commercial/retail space (construction complete), nightclub and cabaret completed Jul 2001. As of Sep 2003, 2 new commercial/retail buildings are currently under construction.

Status: Construction started — Start: Late 1999
Est. Cost ($ million): 20 — Finish: Dec 2004
First Entry: Jun 1999 — Last Update: Sep 2003

Nanaimo

Country Club Centre Shopping Mall Renovations
Northwest Group of Companies Ph: (604) 299-7517
Redevelopment of the existing malll to create space for four new major retailers, including Shoppers Drug Mart, Future Shop, La-Z-Boy, and JYSK Linen.

Status: Construction started — Start: Feb 2003
Est. Cost ($ million): 18 — Finish: Nov 2003
First Entry: Mar 2003 — Last Update: Sep 2003

Nanaimo

Malaspina University College Expansion
Malaspina College Ph: (250) 753-3245
Construction of a five-storey (approx. 60,000 sq ft) applied sciences/training & education centre is complete. Construction of two buildings (heavy-duty construction shop and physical plant) completed in Nov 2001. Construction of an office building for the International Program was completed in Jul 2003. An expansion of the Library was awarded Sep 2003 to Knappett Construction and is expected to complete Fall 2004. Seismic upgrading and expansion of two cafeterias is complete. Construction of centre for shellfish research will begin late 2003. RFP to construct student residences is currently in the planning stage.

Status: Construction started — Start: Jan 2001
Est. Cost ($ million): 21 — Finish: Early 2005
First Entry: Jun 2000 — Last Update: Sep 2003

Nanoose

Pacific Shores Nature Resort
Ocean Place Holdings Ltd. Ph: (250) 468-7121
Development of time share (127 two-bedroom units) totaling 170,000 sq ft to be constructed in phases. Completed 76 units consisting of 64 timeshare and 12 wholly-owned units. An additional 18,000 sq ft will include a restaurant, poolside caf, gift shop, daycare, convenience store, lounge and administration office were completed May 2003. The next phase is approximately 30 two bedroom units.

Status: Construction started — Start: Spring 1998
Est. Cost ($ million): 15 — Finish: Late 2003
First Entry: Sep 1997 — Last Update: Jun 2003

North Saanich

Victoria International Airport Expansion
Victoria Airport Authority Ph: (250) 953-7554
Expansion of air terminal building (approx 3700 sq m) to include: two-level glass Arrivals hall, tripling of baggage pick-up area, covered walkways, retail outlets, a Business Centre, food and beverage services and new loading bridges. Building construction started in Sep 2000. Stages 1 to 5 completed. Stage 6: The tendering and construction of the departure and passenger check-in area has been deferred indefinitely. Architect: Moore Paterson Group. Project Manager: Durwest Construction Ltd.

Status: Construction started — Start: Late 2000
Est. Cost ($ million): 21 — Finish: Late 2004
First Entry: Jun 1999 — Last Update: Jun 2003

Oak Bay

Carlton House Seniors Residences
Ph: (250) 598-3311 (Oak Bay Municipality)
Assisted living condominiums in 88 units at Oak Bay Ave and Elgin Street.

Status: Construction started — Start: July 2003
Est. Cost ($ million): 14 — Finish: Spring 2004
First Entry: Dec 2002 — Last Update: Sep 2003

Saanich

5300 Cordova Bay Road Residential/Commercial/Golf Course Development
Jawl Industries/McArthur Park Estates
Ph: (250) 475-1775 (Saanich Municipality)
215-unit residential buildings, 1100-sq m commercial space, and nine-hole golf course on 15 ha at 5300 Cordova Bay Rd. The residential development consists of 12 separate complexes. Four buildings are complete and two townhouse complexes were completed Aug 2003. The golf course and club house are complete. A townhouse/condominium building of 58 units is expected to start construction Oct 2003. There is currently no schedule for the remaining 5 buildings.

Status: Construction started — Start: 1998
Est. Cost ($ million): 60 — Finish: 2006
First Entry: Dec 1997 — Last Update: Sep 2003

Sooke

Sunriver Estates (Shambrook Hill Development)
Swiftsure Development Ph: (250) 642-1634 (District of Sooke)
650 residential units including 100 multi-family units on 382 acres on Phillips Road. Plans include a 3,000 sq ft day-care and an elementary school. Construction of single family units is underway.

Status: Construction started — Start: Sep 2003
Est. Cost ($ million): 50 — Finish: 2007
First Entry: Sep 2002 — Last Update: Sep 2003

Victoria

Parc Residences Residential development
West Bank Ph: (250) 920-7272
129 unit residential tower at the corner of Wilson St. and Tyee Road is under construction. Architect: James K. M. Cheng Architects Inc.

Status: Construction started — Start: Fall 2003
Est. Cost ($ million): 20 — Finish: Nov 2004
First Entry: Jun 2003 — Last Update: Sep 2003

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Victoria

Enhanced Disinfection Water Treatment Facilities
Capital Regional District Ph: (250) 474-9604
Two water treatment plants for the Victoria area to use ultraviolet light. The Japan Gulch facility is designed to treat up to 500 ML/d and will include 15 UV reactors. Charters Creek is designed to treat 11 ML/d and will include two UV reactors. Contractor: Knappett Construction Ltd.

Status: Construction started — Start: Apr 2003
Est. Cost ($ million): 22 — Finish: Early 2005
First Entry: Mar 2001 — Last Update: Jun 2003

Victoria

Marriott Garden Hotel
Concert Properties Ltd. Ph: (604) 688-9460
A 236-room, 16-storey (approx 400,000 sq ft) Marriot Garden Hotel located at 428 Humboldt St is under construction. The $34 million hotel is the first phase of the 386,000 sq ft project to eventually include a 19 storey apartment hotel. Rezoning is complete for Phase 2 and 3: two high-rise residential towers. The first residential tower is in the preliminary design stage. The hotel will be completed in early 2004 and will include approx 5000+ sq ft of convention and meeting facilities, fitness and exercise facilities, a spa and a business centre. Architect: Lawrence Doyle Architects. Dates are for hotel construction.

Status: Construction started — Start: Late 2002
Est. Cost ($ million): 90 — Finish: Spring 2004
First Entry: Sep 1999 — Last Update: Jun 2003

Victoria

Multi-Purpose Arena/Convention Facility
RG Properties & City of Vic Ph: (604) 298-6444
New arena to replace Memorial Arena to include up to 7500 seats. Private partner was selected to proceed with a design-build operate package based on a 30 year agreement. Architect: ICR Architecture.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 30 — Finish: Fall 2004
First Entry: Sep 1997 — Last Update: Sep 2003

Victoria

Rail Yards Residential and Commercial Development
CN Real Estate Ph: (250) 480-7811 (Architect)
Redevelopment of 12 acres between Pt. Ellice Bridge and CN Trestle (701 Tyee Road) with 482 townhouses, apartments, and live/work units and 11,000 sq ft of commercial space; approximately 416,000 sq ft in total. Construction has begun on Phase I, and Phase 2 will begin Fall 2003.

Status: Construction started — Start: Apr 2003
Est. Cost ($ million): 80 — Finish: Spring 2005
First Entry: Sep 1997 — Last Update: Jun 2003

Victoria

Selkirk Waterway Project
Jawl Holdings Ltd. Ph: (250) 384-2400 (Architect)
Redevelopment of 10-ha site which includes several mixed commercial/office buildings, a 46-unit townhouse and condo building and a Montessori school, all completed. A six storey office and a waterfront mixed-use structure including a boathouse, restaurant and offices, with ground-floor retail outlets are complete. A 50,000 sq ft. high-tech building and 350 stall parkade at 401 Garbally began construction Jul 2003. A 28 suite condominium building, a 37 suite condominium building and 8 townhouses at 330 Waterfront Crescent also began construction Jul 2003.

Status: Construction started — Start: 1994
Est. Cost ($ million): 100 — Finish: 2006
First Entry: Sep 1997 — Last Update: Sep 2003

Victoria/Capital Regional District

Hartland Landfill Improvements
Capital Regional District Ph: (250) 360-3000
Several phases of ongoing improvements including capping, landfill gas recovery, leachate management and site infrastructure at Hartland landfill. Phase 1 and 2 are complete. A gas-utilization technology contract has been awarded to MAXIM Energy Corp to generate approx 3 MW of electricity, to start operation in Nov 2003.

Status: Construction started — Start: 1992
Est. Cost ($ million): 27 — Finish: Late 2003
First Entry: Sep 1997 — Last Update: Jun 2003

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Mainland/Southwest Development Region

Updated October 15, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Coastal mountain terrain with the flat, fertile Fraser River valley in the south.
Land Area in Sq. km. : 37,225
Population Density / Sq. km. (2002) : 65.3
Economic Base : Financial, transportation and tourism hub, manufacturing, service, trade, farming, fishing.

Selected Demographic Characteristics

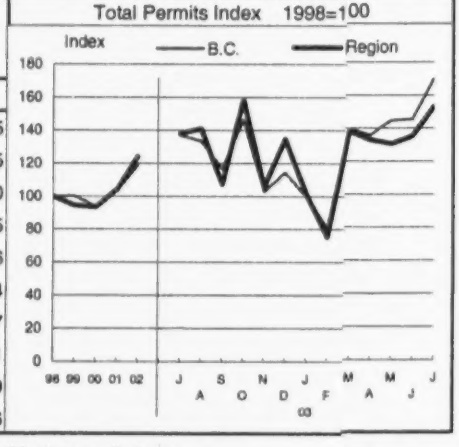
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	85.5	283.1	178.0	381.2	276.8	139.4	1,343.9	464.4	0.441	0.167	0.608	1976
1981	93.5	264.2	199.7	463.1	295.9	167.3	1,483.7	550.4	0.373	0.175	0.548	1981
1986	108.4	263.2	193.7	553.3	321.3	195.9	1,635.9	639.0	0.348	0.183	0.531	1986
1991	125.4	301.2	191.4	669.1	367.5	230.2	1,884.9	711.2	0.347	0.187	0.535	1991
1996	137.8	354.3	212.8	769.8	466.4	258.6	2,199.7	827.7	0.340	0.178	0.518	1996
2001	128.2	382.6	237.4	797.8	568.3	287.5	2,401.7	926.9	0.318	0.179	0.498	2001
2006	126.1	379.8	240.5	817.8	694.1	322.7	2,581.0	1,044.0	0.289	0.184	0.473	2006
2011	131.2	370.4	248.4	844.7	811.7	370.5	2,777.0	1,154.8	0.263	0.195	0.458	2011
2016	139.0	366.3	251.7	884.9	877.0	457.4	2,976.3	1,271.9	0.251	0.227	0.478	2016
2021	144.5	380.8	236.8	934.5	912.9	558.4	3,167.9	1,370.3	0.252	0.268	0.520	2021
2026	146.9	399.1	237.9	947.7	948.3	670.7	3,350.6	1,459.8	0.256	0.314	0.570	2026
2031	146.5	412.9	247.2	949.0	981.0	779.7	3,516.3	1,545.2	0.257	0.358	0.615	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

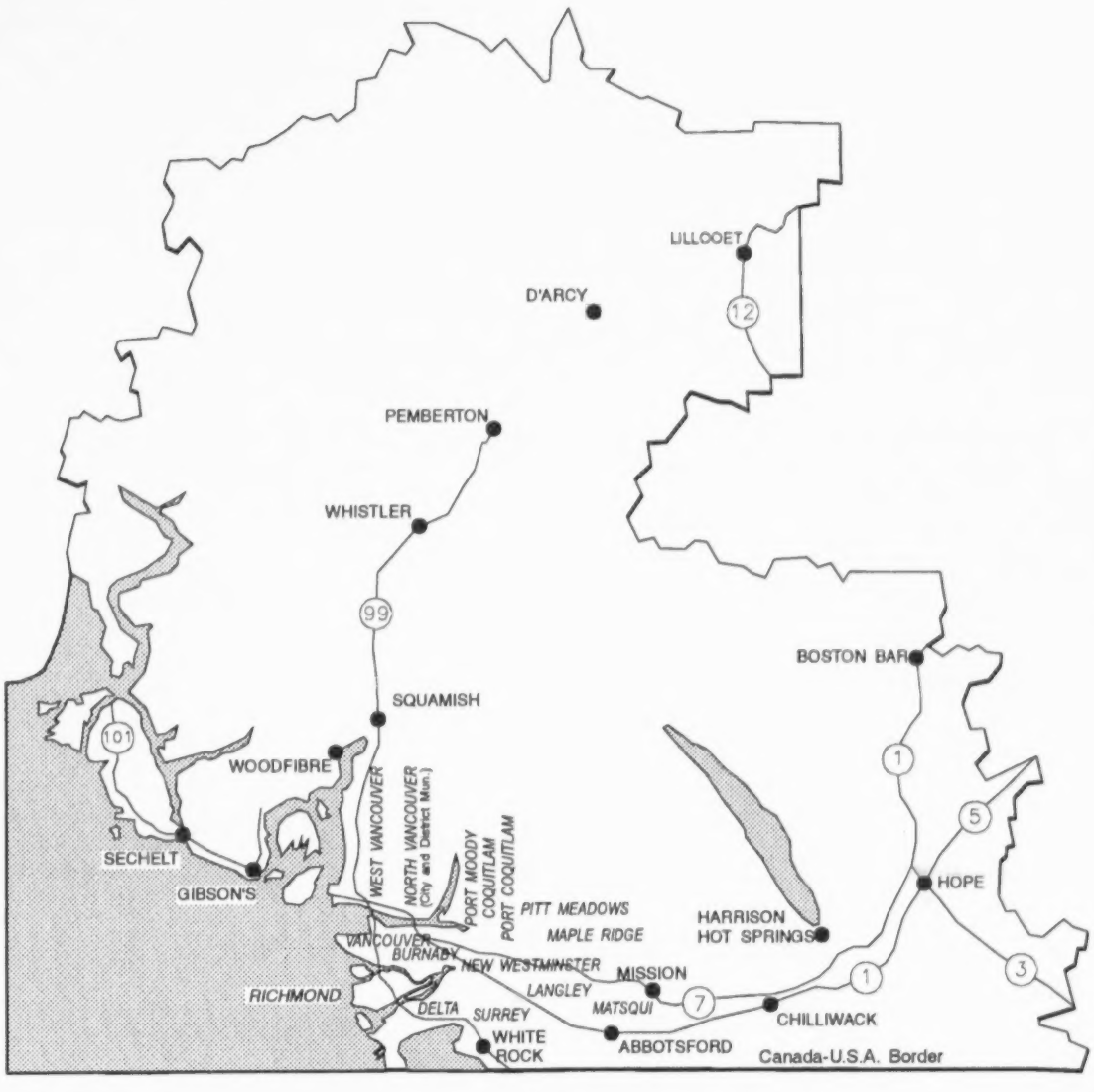
Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Commercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1995	3,452.3	1,236.7	126.2	680.1	430.4	2,215.6	16,495
1996	4,113.6	1,303.5	175.0	823.8	304.6	2,810.1	20,275
1997	3,708.2	1,310.7	183.7	953.3	173.6	2,397.6	18,440
1998	3,236.3	1,414.9	189.2	944.3	281.4	1,821.4	13,115
1999	3,061.9	1,304.9	231.0	749.5	324.4	1,757.0	11,496
2000	3,029.7	1,412.9	185.1	929.3	298.4	1,616.8	10,024
2001	3,369.4	1,376.9	150.5	795.0	431.3	1,992.5	11,717
2002	4,016.9	1,199.6	162.2	779.8	257.6	2,817.3	17,391
YTD Jul '02	2,268.8	705.9	108.0	457.5	140.4	1,562.9	9,609
YTD Jul '03	2,338.6	584.3	67.8	365.7	150.8	1,754.3	10,316



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Mainland/Southwest Development Region



Population of Major Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate			1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Mainland/Southwest		**2,329,096**	**2,362,960**	**2,401,743**	**2,430,833**	Maple Ridge	DM	62,807	64,459	66,269	68,527
Vancouver	C	561,955	569,676	577,256	577,772	Chilliwack	DM	65,052	65,216	65,850	66,611
Surrey	C	347,212	355,559	365,523	376,757	New Westminster	C	56,112	57,724	57,713	57,603
Burnaby	C	195,675	200,292	204,407	205,955	Port Coquitlam	C	52,146	52,747	53,941	55,793
Richmond	C	166,962	169,203	172,547	174,617	North Vancouver	C	45,284	45,932	46,756	47,893
Abbotsford	C	116,847	118,867	121,263	124,591	West Vancouver	DM	42,941	42,896	43,033	42,778
Coquitlam	C	114,271	116,003	118,621	120,967	Mission	DM	32,422	32,547	32,793	32,907
Delta	DM	100,961	101,383	101,515	101,226	Port Moody	C	24,239	24,460	25,047	25,545
Langley	DM	89,760	90,298	90,989	90,997	Langley	C	24,409	24,597	24,885	24,682
North Vancouver	DM	85,466	85,649	86,084	85,720	White Rock	C	18,639	18,761	19,049	19,408

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '02; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Abbotsford

Mt. Lehman Road Interchange Upgrade
BC Ministry of Transportation Ph: (250) 824-2700
Replacement or reconstruction of the Mt. Lehman overpass including on/off ramps, improvements to Mt. Lehman Road, a new four lane structure and road to link Fraser Highway and Old Yale Road, and improvements to the Fraser Highway. McElhanney Consulting Services was recently selected as the proponent. Final design being developed.

Status: Proposed — Start: Late 2004
Est. Cost ($ million): 22 — Finish: 2006
First Entry: Jun 2000 — Last Update: Sep 2003

Abbotsford

Abbotsford Hospital and Cancer Centre
Fraser Health Authority Ph: (604) 556-5062
Proposed 300-bed, 55,000 sq m hospital and cancer treatment centre at Gladwyn Avenue and Marshall Road, previously known as the Fraser Valley Regional District General Hospital. Architect: Architectura. Four firms have been selected for the RFP stage. Short listed in May 2003 were: Access Health Abbotsford, Fraser Valley Health Partnership, The Healthcare Infrastructure Company of Canada, The Vancouver Health Care Group. Two firms will be selected from the initial RFP process to continue with the final proposal stage. Web site: www.fraserhealth.ca

Status: Proposed — Start: Late 2004
Est. Cost ($ million): 197 — Finish: Dec 2007
First Entry: Dec 1997 — Last Update: Sep 2003

Boston Bar

Spuzzum Creek Power Project
Interpac Resources Ltd. Ph: (604) 881-2300
Run-of-river power project near Boston Bar to generate 29 megawatts of electricity. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed — Start: Spring 2005
Est. Cost ($ million): 45 — Finish: Fall 2006
First Entry: Sep 2003 — Last Update: Sep 2003

Burnaby

Metropolis at Metrotown Mall Expansion
Ivanhoe Cambridge Ph: (604) 269-2800
Metrotown mall and Metropolis mall are being merged into a single mall. A main street axis and a 1300 seat food court will be added to the merged malls. Construction Manager: Ledcor Industries Ltd.

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): 80 — Finish: Spring 2005
First Entry: Sep 2003 — Last Update: Sep 2003

Burnaby

SFU—Technology and Sciences Complex—Faculty of Science
Simon Fraser University Ph: (604) 291-4743
New 8,250 square metre building for Faculty of Science and Applied Science includes office and laboratory space.

Status: Proposed — Start: Late 2004
Est. Cost ($ million): 23 — Finish: Late 2006
First Entry: Jun 2003 — Last Update: Jun 2003

Burnaby

SFU—Technology and Sciences Information Technology Laboratory
Simon Fraser University Ph: (604) 291-4743
Offices and laboratory space will be provided in the new 13,550 square metre building to support initiatives in Information Technology.

Status: Proposed — Start: Late 2004
Est. Cost ($ million): 34 — Finish: Late 2006
First Entry: Jun 2003 — Last Update: Jun 2003

Burnaby

Residential High Rises
Embassy Developments Ph: (604) 291-2660 (Architect)
Residential towers, 30 and 32 storeys at the 4300 block of Lougheed in Burnaby to provide 370 residences. Development application approval is expected Oct 2003. Architect: Dikeakos and Cotter Architects.

Status: Proposed — Start: Spring 2004
Est. Cost ($ million): 40 — Finish: Spring 2006
First Entry: Mar 2003 — Last Update: Sep 2003

Burnaby

Simon Fraser University—Faculty of Arts Expansion
Simon Fraser University Ph: (604) 291-4743
Facilities to replace and supplement existing academic program space for the Faculty of Arts, including classrooms, lecture theatres and microcomputer classrooms, reading and study areas.

Status: Proposed — Start: Late 2005
Est. Cost ($ million): 26 — Finish: Late 2007
First Entry: Mar 2003 — Last Update: Jun 2003

Burnaby

Simon Fraser University—School for the Contemporary Arts Bu
Simon Fraser University Ph: (604) 291-4743
New space for the School will consist primarily of studio facilities to support undergraduate instruction in film, video, dance, theatre, art & culture studies, music, and the visual arts. Support space also will be planned to house faculty, support staff, and graduate students. Two location options are being examined: downtown Vancouver or at the SFU Burnaby campus. Website: www.sfu.ca/Facilities Management

Status: Proposed — Start: Late 2004
Est. Cost ($ million): 30 — Finish: Late 2005
First Entry: Mar 2003 — Last Update: Jun 2003

Burnaby

Simon Fraser University—Technology and Sciences Complex—Module 1
Simon Fraser University Ph: (604) 291-4743
New building of 100,000 sq ft to house the Science and Applied Science classrooms, labs and research support. Project to be tendered in Jan 2004. Website: www.sfu.ca/Facilities Management

Status: Proposed — Start: Early 2004
Est. Cost ($ million): 23 — Finish: Spring 2004
First Entry: Mar 2003 — Last Update: Jun 2003

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Burnaby

Burnaby Lake Rejuvenation Project
City of Burnaby Ph: (604) 294-7944
Removal of approximately 400,000 cubic metres of sediment from Burnaby Lake to allow creation of an international standard rowing course (2170 m long). Received Environmental Assessment Act approval. In discussions with province regarding funding.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Jun 2002
Start: Late 2005
Finish: Summer 2006
Last Update: Jun 2003

Burnaby

Burnaby (South East) Secondary School
Burnaby School District Ph: (604) 664-8441
Proposed new secondary school with a capacity of 1500 students on a 15 acre site. School will be located at 6969 10th Avenue. Project is at design and value analysis stage. Tenders for this project will close Oct 02 2003 with an intended start of Dec 2003. The school will be complete for the Sep 2005 school year.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2001
Start: Dec 2003
Finish: Aug 2005
Last Update: Sep 2003

Burnaby

Lake City Court Office Buildings
Tonko Novam Ph; (604) 684-1198
Total of 240,000 sq ftof office space at Lake City Court at 8081 Lougheed Highway. The first of two low-rise office buildings is completed. Rezoning is pending for second building (110,000 sq ft). Second phase may proceed in 2004.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Jun 1998
Start: Summer 2004
Finish: Fall 2006
Last Update: Sep 2003

Burnaby

Metrotower III
Ivanhoe Cambridge Ph: (604) 438-4710
Proposed 350,000- to 425,000-sq. ft tower adjacent to Metrotowers I and II. Preleasing underway, major tenant being sought. No further development expected before 2005.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 1998
Start: 2005
Finish: 2007
Last Update: Mar 2003

Chilliwack

Chipmunk Ridge Resort and Condominium Development
Resorts West Ph: 1-800-541-9378
Proposed single family subdivision of 200 parcels, including homes and town homes for a total of over 700 units. There are tentative plans for a tram up the adjacent mountain. The recently rezoned parcel requires servicing.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2003
Start: Summer 2005
Finish: 2009
Last Update: Sep 2003

Chilliwack

Rogers Foods Ltd.—Pacific Division (Chilliwack)
Rogers Foods Ltd. Ph: (250) 546-8744
Proposed new 250 tonnes per day, state-of-the art flour mill. The new plant will mill wheat into custom, high quality flours, in bulk and bag, sold to commercial bakers, food processors, and distributors in the Lower Mainland of British Columbia and to export customers in Pacific Rim countries. Contract for the major milling machinery which was awarded to OCRIM s.p.a. of Italy. Project manager is Stantec. The building permit has not yet been issued.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2003
Start: Late 2003
Finish: Late 2004
Last Update: Sep 2003

Chilliwack

Chilliwack Hotel (Rhombus) and Convention Centre
CTEW Group/City of Chilliwack Ph: (604) 793-2906 (City)
Development of a 105-unit condo development, retail space and 3 levels of parking and one main floor convention centre space. To be built downtown adjacent to the existing 100-room Rhombus Hotel. Currently in development stage.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2001
Start: Spring 2005
Finish: Fall 2006
Last Update: Sep 2003

Coquitlam

Great Canadian Casino Expansion
Great Canadian Casino Ph: (604) 927-3400 (City of Coquitlam)
Great Canadian Casino is planning an expansion to its existing facility to include a show lounge and a 13,000 sq ft convention centre as well as 300 additional slot machines.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2003
Start: Summer 2004
Finish: Spring 2005
Last Update: Sep 2003

Coquitlam

Gateway Project—North Fraser Perimeter Road
BC Ministry of Transportation Ph: (604) 453-3028
Proposed route for improvements to provide improved trucking and vehicle route. The NFPR would include the north end of the Queensborough Bridge along Front, Columbia and Brunette in New Westminster, with an extended United Boulevard through Coquitlam to connect to the Mary Hill Bypass, across a new Pitt River Bridge and along Hwy 7 to the north end of the New Fraser River Crossing. Planning is underway. Design contracts not yet awarded as of Sep 2003. An RFP may be expected in the Fall 2004.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Mar 2003
Start: Spring 2005
Finish: 2007
Last Update: Sep 2003

Delta

Border Infrastructure Project—Highway 11 and Knight Street
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for a $7 million upgrade to Highway 11 at the Trans-Canada Highway, and the intersection at Vye Road, and provide $11 million for left turn bays for Knight Street at 6th, 33rd, 49th, and 57th Avenues. Design contract has been awarded to UMA group. Tender for Hwy 11 will be issued in Summer 2004 with construction starting Fall 2004.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2003
Start: Spring 2004
Finish: Late 2007
Last Update: Sep 2003

Delta

Roberts Bank Container Terminal 2 and Deltaport Expansion
Vancouver Port Authority Ph: (604) 665-9024
New container port adjacent to the existing Deltaport Container Terminal at Roberts Bank on one of four locations involving filling and dredging. Another phase, the Deltaport expansion, will be located on the southeast side of the existing port. In preliminary planning stages and will require Environmental Assessment Act approval. Undertaking consultations with local communities and First Nations. Website: www.portvancouver.com

Status: Proposed
Est. Cost ($ million): 120
First Entry: Dec 2002
Start: Late 2005
Finish: Fall 2006
Last Update: Jun 2003

Hope

Cogburn Magnesium
Leader Mining International (Calgary)
Ph: (250) 356-7475 (BC Env Assessment Office)
250,000 t/yr quarry to produce magnesium silicate and 120,000 t/yr hydrometallurgical facility to process the ore to magnesium planned for the area near Ruby Creek between Harrison Lake and Hope. Will require secure enegy supply of 250 MW. Proponent is assembling land parcels.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Sep 2002
Start: Spring 2005
Finish: Spring 2006
Last Update: Sep 2003

Langley

Convention Centre and Casino—Square One Lands
Langley City Ph: (604) 688-0893 (Architect)
A 25,000 sq ft convention centre with a 75 room hotel and a 65,000 sq ft casino are proposed for the Square One lands at the intersection of the Fraser Highway and Glover Road. Architect: Hewitt Kwasnicky Architects Inc.

Status: Proposed
Est. Cost ($ million): 44
First Entry: Sep 2003
Start: Oct 2003
Finish: Late 2004
Last Update: Sep 2003

Langley

Fraser River Bridge Crossing
Translink Ph: (604) 453-4500
Planned new crossing of the Fraser River to link Surrey-Langley on the south side with Maple Ridge-Pitt Meadows on the north side fo the river. Environmental Assessment Act approval is underway and expected to be complete Mar 2004. Requests for Qualifications of proponents expected in Oct or Nov 2003. Website updates at: www.translink.bc.ca/fraser crossing.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Mar 2003
Start: Spring 2004
Finish: 2007
Last Update: Sep 2003

Langley

Watercolours Residential and Commercial Development
Equitas Development Corp. Ph: (604) 879-9940
Development on the 78 acre Interfor mill site on Glover Road to include 390 housing units, a 90 room hotel and recreational facilities. In approvals stage—expecting fourth reading in Oct 2003.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Sep 2002
Start: Sep 2004
Finish: Sep 2006
Last Update: Sep 2003

Lillooet region

Cayoosh Ski Resort
NGR Resorts Inc. Ph: (250) 578-6941
Proposed four-season, 14,000 unit mountain tourism resort development between Pemberton and Lillooet. Estimated 670 construction jobs and 3600 operating jobs. Environmental Assessment Act approval granted. Need to complete ski area master plan and master development agreement. NGR Resort Consultants Inc. have been given approval in principle to develop and operate. Proponents involved in ongoing talks over land claim issues with First Nations. No dates as to when project will start.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Sep 2003

New Westminster

Border Infrastructure Project—Highways 91A/91
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for an upgrade to the Hwy 91A/Queensborough bridge north interchange, $25 million for a new interchange at Howes St, and $10 million for a new interchange at 72nd Ave. The project is in the preliminary planning stage. The bridge interchange will be tendered in late-2004 with construction starting approximately mid-2005. Howes St will be tendered late 2003 with construction beginning in early 2004. 72nd Ave will be tendered early 2004 with construction in spring 2004. The design contract was awarded to Urban-Associated.

Status: Proposed
Est. Cost ($ million): 58
First Entry: Mar 2003
Start: Early 2004
Finish: Late 2007
Last Update: Sep 2003

New Westminster

Residential Tower
ONNI developments Ph: (604) 602-7711
Proposed 142 unit apartment high rise on Carnarvon Street with approx 36,000 sq ft of commercial space.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2003
Start: Late 2003
Finish: Spring 2005
Last Update: Sep 2003

New Westminster

The Woodlands
BC Buildings Corporation Ph: (250) 952-8500
Residential units on 63 acres, including two four storey town homes, four 16 storey high-rises and other lower buildings. The development will contain 1270 residential units and 280 senior residences on McBride Blvd and Carnarvon St. Rezoning approved and BC Buildings Corp is selling the property to Onni Developments who will begin the development in 2004 with 20,000 sq ft of commercial space and 2 high-rise towers.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2002
Start: Early 2004
Finish: 2007
Last Update: Sep 2003

2. Mainland/Southwest

New Westminster

Patullo Bridge Rehabilitation
TransLink Ph: (604) 453-4609
General repairs and seismic upgrading of the Patullo Bridge are proposed, including $11.6 million on general repairs ($1.6 million of which would be spent in 2002), $9.6 million in 2003 and 2004 on repainting, and $13.3 million on seismic upgrading. Seismic upgrades will not proceed before 2005. Presentation of the proposal for the project to the TransLink Board was delayed until Oct 2003. The tender for loading and painting will likely follow in Nov 2003.

Status: Proposed
Est. Cost ($ million): 34
First Entry: Dec 2001
Start: Spring 2004
Finish: 2005
Last Update: Sep 2003

North Vancouver

Foot of Lonsdale Development
North Vancouver City Ph: (604) 985-7761
The Foot of Lonsdale Planning Study done by Busby & Associates suggests a new pier with floating commercial uses be connected to the Lonsdale Quay, enhanced pedestrian connection between Lonsdale Quay and Lonsdale Avenue and a mixed use building. Public consultation will be held to resolve development issues at this location known as Site 8.

Status: Proposed
Est. Cost ($ million): 0
First Entry: Jun 2003
Start: ?
Finish: ?
Last Update: Sep 2003

North Vancouver

The Pier (Versatile Shipyards) Development
Pinnacle International Ph: (604) 990-4214 (City of North Van)
Located east of Lonsdale, 13 individual development parcels includes approximately 1.16 million square feet of residential, commercial (office, retail, hotel, conference facility) and institutional uses. Development permits are being processed for parcel 1—64,600 sq ft of commercial space, and parcel 2—residential above commercial building for a total of 142,625 sq ft.. These will be the first two parcels built with construction to begin 2004. A development permit is being processes for parcel 5 which includes a hotel with 108 rooms, a 10,000 sq ft. conference facility, public amenities and a pool. Parcels 7 and 8 (both commercial heritage buildings) have been prepared and construction may proceed in 2004. Parcel 3 will be 91,925 sq ft residential highrise with a small amount of commercial. Parcel 4 will be an additional 181,700 sq ft residential highrise. Parcel 9 contains a heritage building and will be gifted to the city for public use. Parcel 10 will be 25,825 commercial sq ft in a heritage building. Parcels 11 and 12 will be 315,525 sq ft of residential and live-work units. Parcel 13 will be 4,000 sq ft of commercial space. . Also see the Lower Lonsdale and Foot of Lonsdale projects.

Status: Proposed
Est. Cost ($ million): 125
First Entry: Jun 2003
Start: Late 2003
Finish: Fall 2006
Last Update: Sep 2003

North Vancouver

Shopping Centre—879 Marine Drive
Anthem Properties Ph: (604) 689-3040
Proposed shopping mall with 3 storeys (230,000 sq ft) with 6 levels of parking located at the existing Ford dealership near Capilano mall. The development permit has not been issued as of Sep 2003. Architect: Kasian Kennedy Architects.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Sep 2002
Start: Apr 2004
Finish: Spring 2005
Last Update: Sep 2003

North Vancouver

Seymour Creek Village
Squamish Nation and Kingswood Capital Corporation
Ph: (604) 892-5166
Proposed 479,200 sq ft over 12 hectares of commercial and retail development. One of the big box retail outlets will be 116,000 sq ft. Project in development stage and has been approved by band council and members. The development will be done in four stages. The provincial government has approved new access off Dollarton Highway and further access improvements off Seymour Parkway. Architect: Urban Design Group Architects.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2001
Start: Spring 2004
Finish: Fall 2005
Last Update: Sep 2003

North Vancouver

Seymour Falls Dam Seismic Upgrade
Greater Vancouver Regional District Ph: (604) 436-6945
Seismic upgrade of the dam is in detailed design phase. Public consultation is ongoing as lands are part of conservation reserve. Final design is underway. GVRD have approved funds for the upgrade and prequalified contractors will be selected Sep 2003. Project will go to tender in Fall 2003 for a construction start in Jan 2004.

Status: Proposed
Est. Cost ($ million): 18
First Entry: Jun 1998
Start: Dec 2003
Finish: Jun 2005
Last Update: Sep 2003

North Vancouver

The Pier (Versatile Shipyards)—Mixed Use Development
Pinnacle International Ph: (604) 988-1688
Located east of Lonsdale, 13 individual development parcels includes approximately 1.16 million square feet of residential, commercial (office, retail, hotel, conference facility) and institutional uses. Development permits are being processed for parcel 1—64,600 sq ft of commercial space, and parcel 2—residential above commercial building for a total of 142,625 sq ft.. These will be the first two parcels built with construction to begin in 2004. A development permit is being processes for parcel 5 which includes a hotel with 108 rooms, a 10,000 sq ft. conference facility, public amenities and a pool. Parcels 7 and 8 (both commercial heritage buildings) have been prepared to convert them to commercial space, which may proceed in 2004. Parcel 3 will be 91,925 sq ft residential high-rise with a small amount of commercial space. Parcel 4 will be an additional 181,700 sq ft residential high-rise. Parcel 9 contains a heritage building and will be gifted to the city of North Vancouver for potential development as a Museum and a sub sea centre. Parcel 10 will be 25,825 commercial sq ft in a heritage building. Parcels 11 and 12 will be 315,525 sq ft of residential and live-work units. Parcel 13 will be 4,000 sq ft of commercial space.

Status: Proposed
Est. Cost ($ million): 400
First Entry: Jun 1998
Start: Summer 2004
Finish: 2007
Last Update: Sep 2003

Pemberton

Ryan River Hydro Project
Ryan River Joint Venture Ph: (604) 683-8271
Proposed run of river hydroelectric power project on the Ryan River approx 7 km north of Pemberton. Joint venture between Summit Power and Ledcor Power. Project was selected for BC Hydro's green power generation call for tenders, however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 2003
Start: Spring 2006
Finish: Spring 2008
Last Update: Sep 2003

Pemberton

Mkw'alts (Ure) Creek Water Power Project
Cloudworks Energy LP Ph: (604) 633-9990
Proposed 49 MW run-of-river hydroelectric project near Mount Currie. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 2002
Start: Spring 2004
Finish: Spring 2006
Last Update: Sep 2003

Pitt Meadows

Light Industrial Park Ph: (604) 465-5454 (Pitt Meadows)
An industrial park is intended to be developed at the site currently known as the airport lands. The land is currently in the rezoning process.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2003
Start: ?
Finish: ?
Last Update: Sep 2003

Pitt Meadows

Sawyer's Landing
Equitas Development Corp. Ph: (604) 879-9940
Proposed development of 420 single- and multi-family homes on the Fraser River at Bonson Rd. and Fraser Industrial Way. Includes 30,000 sq ft of commercial development, a heritage-style main street and a 23-acre waterfront park. Zoning and OCP amendment approved.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 1999
Start: Jan 2004
Finish: Late 2005
Last Update: Sep 2003

Port Coquitlam

Coast Meridian Overpass
Translink Ph: (604) 453-4575
A proposed bridge to span the CP Railyards would be a medium-span, two-lane bridge that includes pedestrian and cyclist lanes.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 2002
Start: Spring 2004
Finish: 2006
Last Update: Sep 2003

Port Coquitlam

Dominion Triangle Commercial Park
First Professional Management Inc. Ph: (604) 448-9112 (Owner's rep)
Proposed development west of the Pitt River between Dominion Street and Loughheed Highway of 600,000–900,000 sq ft of commercial and retail space in several buildings. Rezoning is required for much of the land. Various parties are interested in industrial and commercial uses.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2001
Start: Spring 2005
Finish: 2010
Last Update: Sep 2003

Port Moody

Klahanie Residential
Polygon Homes Ltd Ph: (604) 877-1131
Proposed 1025 unit development on 27 acres including town homes and apartments near Rocky Point recreation area. Project will be completed in phases. Concept design has been approved. Pre construction sales are expected to begin Summer 2004.

Status: Proposed
Est. Cost ($ million): 225
First Entry: Mar 2003
Start: Summer 2004
Finish: 2010
Last Update: Sep 2003

Richmond

Wal-Mart Shopping Centre
First Pro Shopping Centre Ph: (604) 448-9112
An application has been made to rezone a 17-acre site at the northea corner of Alderbridge Way and Garden City Road to allow constructi a 200,000 sq ft mall, of which 129,000 sq ft would be occupied by Wal-Mart.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2003
Start: Summer 2004
Finish: Spring 2005
Last Update: Sep 2003

Richmond

North Fraser Marine Terminal
North Fraser Port Authority Ph: (604) 273-1866
Terminal to service barge traffic on the North arm of the Fraser River at the site of the former Canfor Eburne sawmill on 18 ha near the Arthur Laing bridge. Warehouses (200,000 sq ft) and storage facilities are to be developed. Design and development by North Fraser Terminals Inc. Site preparation is complete and project is currently in permit process.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2003
Start: Dec 2003
Finish: Late 2004
Last Update: Sep 2003

Richmond

RAV Rapid Transit to Vancouver Airport—(Canada Line)
Translink/Province of BC Ph: (604) 453-4500
Proposed 19.5 km long rail rapid transit line between Richmond, the Vancouver International Airport downtown Vancouver (RAV) along Cambie Street including up to 19 stations. Four groups have been short-listed to bid on the Private/public project: RAVexpress (Amec, Bouygues Travaux Publics, Bombardier), RAVRail (Alstom Ledcor, Connex, Busby (arch), Karyo(communications)), RAVLink (Fluor Canada, Siemens Canada, First Transit Inc.), and the partnership of SNC La and Serco Ltd. The federal government have agreed to provide $30 million which has allowed the RFP to be issued as at Aug 26, 2003. Submissions are due Dec 23 2003 with finalists being anounced April 30, 2004. The successful proponent will be selected Nov 30, 2004 Construction would begin 2005 for a late 2009 completion, in time for the 2010 Winter Olympics. Website: ravprapidtransit.com

Status: Proposed
Est. Cost ($ million): 1700
First Entry: Mar 2003
Start: Early 2005
Finish: Nov 2009
Last Update: Sep 2003

Richmond

Richmond Trade & Exhibition Centre
PavCo Ph: (604) 821-5470
Proposed 400,000-sq ft exhibit hall and trade mart. Target market will be large international trade and consumer exhibitions. Site chosen is bordered by Alderbridge Way, Garden City Road and Westminster Highway. Tourism Richmond, Lands must first be transferred from Federal ownership to the City of Richmond.

Status: Proposed
Est. Cost ($ million): 63
First Entry: Mar 1998
Start: Spring 2004
Finish: Fall 2005
Last Update: Jun 2003

Sechelt

Bear Hydro Project
Regional Power Inc. Ph: (416) 593-4717
Proposed approx 16 MW run of river hydroelectric power project on Bear Creek near Sechelt. Several permits and approvals being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Start: Spring 2004
Finish: Spring 2006
Last Update: Sep 2003

Squamish

Ashlu Creek Hydroelectric Project
Ledcor Industries Ltd. Ph: (604) 681-7500
Proposed 45-MW run-of-river hydroelectric development. Several permits and approvals being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Dec 2000
Start: Spring 2005
Finish: Late 2006
Last Update: Sep 2003

Squamish

Upper Mamquam Hydroelectric Project
Canadian Hydro Developers Ph: (403) 269-9379
Proposed 25-megawatt run-of-river hydroelectric project. Project is completing approvals stage.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Dec 2000
Start: Spring 2004
Finish: Fall 2006
Last Update: Sep 2003

Squamish

Sea-to-Sky University at Squamish
Howe Sound Education Foundation Ph: (604) 878-6320
Proposed undergraduate university on a 283-acre site near the Garibaldi Highlands. Campus includes academic buildings, student and faculty housing, and cultural, recreational and commercial facilities. Campus construction slated to start April 2004 for a Sep 2005 opening. Sale of market-housing lots is targeted for Fall 2004. Phase 1 market housing could include 135 single- and semi-detached lots and multi-family parcels. Approaches and foundations for a 97-metre-long bridge over Mashiter Creek are to begin Oct 2003. Architect: Architectura.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Sep 2000
Start: Oct 2003
Finish: 2008
Last Update: Sep 2003

Squamish

Garibaldi at Squamish Ski Resort
Garibaldi at Squamish Ski Inc. Ph: (604) 892-5539
Proposed all-season mountain resort in the Brohm Ridge region of Mount Garibaldi, adjacent to Garibaldi Provincial Park and the community of Squamish. 2,600- ha resort to consist of 150 ski-trails, 20 lifts, golf-training centre, retail stores, approx 2400 dwellings (single and multi-family) and 1500 hotel rooms. Master Plan was submitted April 25, 2003 for provincial approval.

Status: Proposed
Est. Cost ($ million): 250
First Entry: Sep 1997
Start: Summer 2004
Finish: Summer 2008
Last Update: Jun 2003

Surrey

Anndale Village Shopping Centre
Chandler Development Group Ph: (604) 591-4522 (City of Surrey)
The Anndale Village Shopping mall will include 182,000 square feet and be anchored by Thrifty's foods. A building permit application has not yet been received.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2003
Start: Spring 2004
Finish: Spring 2005
Last Update: Sep 2003

Surrey

Fraser Downs Casino and Entertainment Complex
Orangeville Raceways Ph: (604) 591-4522 (City of Surrey)
Slots casino and entertainment complex at the Fraser Downs harness racetrack in Cloverdale. No development proposal has been submitted.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2003
Start: ?
Finish: ?
Last Update: Sep 2003

Surrey

Border Infrastructure Project—Highway 10
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for an upgrade to Highway 10 to four-lane the segment between 122nd and 172nd Streets. Design contract for Hwy 10 was awarded to the UMA Group. Tender for Hwy 10 to be issued in summer 2004 with construction starting in the fall.

Status: Proposed
Est. Cost ($ million): 42
First Entry: Mar 2003
Start: Fall 2004
Finish: Late 2007
Last Update: Sep 2003

Surrey

Campbell Heights Business Park
Campbell Heights Group Ph: (604) 687-1520
Campbell Heights comprises about 798 hectares (1,971 acres) of land located south of 44 Avenue, east of 186 Street, north of 18 Avenue and west of the Surrey/Langley border (196 Street). The plan includes high technology, research, office and business park uses. The city of Surrey is currently completing the planning stage for the area.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2002
Start: Summer 2005
Finish: 2009
Last Update: Sep 2003

Surrey

Hotel/ Commercial and Residential Development
Owners Rep: Goddard & Smith International Ph: (604) 691-6682
Hotel (6700 sq m), commercial complex (6400 sq m) and residential units (70–72) to be built in three phases at 176 St and 2nd Ave. Initial approval by Surrey was rescinded. New proposal includes retail/pub/hotel to be built in stages.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Jun 2000
Start: Summer 2004
Finish: Late 2006
Last Update: Sep 2003

Surrey

Asian Centre
Donald Pitt Ph: (604) 689- 3166 (Architect)
6-ha site at 104th Avenue between 140th and 144th Streets to include two levels of underground parking, supermarket and retail stores on first level, restaurant, food fair and retail stores on second level; entertainment facilities and offices on third and a church on the fourth level. Project is re-activating. Architect: Joe Wai Architect.

Status: Proposed — Start: 1999
Est. Cost ($ million): 50 — Finish: Late 2004
First Entry: Dec 1997 — Last Update: Jun 2003

Surrey/Delta

Gateway Project—South Fraser Perimeter Road
BC Ministry of Transportation Ph: (250) 356-1566
Proposed route for improvements to provide improved trucking and vehicle route to connect the Delta Port, Fraser Port, CN Rail Intermodal facilities would involve limited access four-lane, 20-km expressway to link Highway 1 with Tsawassen ferry terminal and the US Border. Construction to take place over 5 years. Planning is underway—no design contracts have been awarded. RFP expected in Fall 2005. Website: www.gov.bc.ca/tran (see Highway Projects)

Status: Proposed — Start: Spring 2006
Est. Cost ($ million): 401 — Finish: Summer 2008
First Entry: Sep 1998 — Last Update: Sep 2003

Tipella

Douglas Creek Water Power Project
Cloudworks Energy LP Ph: (604) 633-9990
Proposed 30 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project was selected for BC Hydro's green power generation call for tenders (Lower Lillooet Green Energy Project—see Stokke and Fire Creeks), however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005.

Status: Proposed — Start: Fall 2005
Est. Cost ($ million): 45 — Finish: Spring 2007
First Entry: Mar 2002 — Last Update: Sep 2003

Tipella

Fire Creek Water Power Project
Cloudworks Energy LP Ph: (604) 633-9990
Proposed 20 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project was selected for BC Hydro's green power generation call for tenders (Lower Lillooet Green Energy Project—see Stokke and Fire Creeks), however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005.

Status: Proposed — Start: Fall 2005
Est. Cost ($ million): 35 — Finish: Spring 2007
First Entry: Mar 2002 — Last Update: Sep 2003

Tipella

Stokke Creek Water Power Project
Cloudworks Energy LP Ph: (604) 633-9990
Proposed 24 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project was selected for BC Hydro's green power generation call for tenders (Lower Lillooet Green Energy Project—see Stokke and Fire Creeks), however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005.

Status: Proposed — Start: Fall 2005
Est. Cost ($ million): 38 — Finish: Spring 2007
First Entry: Mar 2002 — Last Update: Sep 2003

Vancouver

1299 Seymour Street Residential Tower
Cressey Seymour Development Ltd. Ph: (604) 683-1256
A preliminary development application was made in Sep 2003 to construct a 34-storey residential tower with a 4.5 storey townhouse to preserve and renovate the existing Liberty Building (1295 Seymour). The city has deferred a decision on the application. Architect: Paul Merrick Architects Ltd.

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): 55 — Finish: Late 2005
First Entry: Sep 2003 — Last Update: Sep 2003

Vancouver

488 Robson Street Residential Development
H. Tjoa Ph: (604) 913-8303
A 17 storey high-rise residential building is proposed for 488 Robson St. The building would include 92 residential units with a 4-storey (3 + mezzanine) podium for retail, office and residential uses. A complete development application has been submitted and approved on Sep 29 2003. Architect: Hancock Bruckner Eng & Wright.

Status: Proposed — Start: Early 2004
Est. Cost ($ million): 25 — Finish: Early 2005
First Entry: Sep 2003 — Last Update: Sep 2003

Vancouver

Beulah Gardens—2001 Cassiar Street
L.P.A. Development & Marketing Ltd. Ph: (604) 736-5546
299 units of housing for seniors to be developed in three phases beginning with 90 units at the east side of the site, followed by 91 units at the center of the site and finally 188 units along Rupert Street. The project includes 130 underground parking spaces. Rezoning is scheduled for Oct 2003 and construction is expected to start Jul 2004 with phase two being complete by 2006. Phase three is expected to complete by 2008. Architect: Hulbert Group.

Status: Proposed — Start: Jul 2004
Est. Cost ($ million): 38 — Finish: 2008
First Entry: Sep 2003 — Last Update: Sep 2003

Vancouver

East Fraserlands Development
City of Vancouver Ph: (604) 873-7276 (City of Vancouver)
The preliminary plans for this community on the Fraser River in Vancouver include a comprehensive neighbourhood for 10,000 people with a school, child-care facility, indoor recreation space, commercial space, parks and public open space. The area is bounded by Marine Drive, Kerr and Boundary Rd. Developers include Parklane Ventures Ltd. and WesGroup Income Properties. Public open houses will be held through Oct 2003. Website: www.city.vancouver.bc.ca

Status: Proposed — Start: Spring 2005
Est. Cost ($ million): 150 — Finish: 2025
First Entry: Sep 2003 — Last Update: Sep 2003

Vancouver

Hastings Park Renovation and Casino
Hastings Entertainment Inc. Ph: (604) 871-6034
A proposed renovation to Hastings Race Course and the addition of a casino with 900 slot machines is being considered. The first stage of public consultation took place Summer 2003. A report is due in Oct 2003 that will outline a public consultation process to be implemented prior to any final decision.

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): 40 — Finish: Spring 2005
First Entry: Sep 2003 — Last Update: Sep 2003

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Vancouver

Providence Legacy Project
Providence Health Care Ph: (604) 806-8566
Providence Health Care is investigating options for the renewal of its aging facilities in Vancouver. One of the options now being explored is consolidation into a new facility on vacant land in the False Creek Flats area of the City of Vancouver. The consolidation would renew the acute care services of St. Paul's and Mount Saint Joseph hospitals, and allow for the redevelopment of Providence's elder-care facilities at Holy Family and St. Vincent's Heather hospital sites.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2003
Start: ?
Finish: ?
Last Update: Sep 2003

Vancouver

Residential Development Kingsway and Knight Streets
Aquilini Investment Group Ph: (604) 669-6002
The proposed development at 1402-1436 Kingsway and 4050 Knight Street (the old Safeway site) will provide 330 units included in four residential buildings of 16, 12, 8 and 6 storeys, and 10 townhomes. The commercial portion of the development will include 114,360 sq ft space for a grocery store and at least one other anchor tenant. In addition, a 7,436 sq ft library will be built. The development proposal was approved Jul 2003 and has been referred to public hearing. Architect: Rositch Hemphill Architects

Status: Proposed
Est. Cost ($ million): 25
First Entry: Sep 2003
Start: Spring 2004
Finish: Summer 2006
Last Update: Sep 2003

Vancouver

Spectrum Residential Neighbourhood
Concord Pacific Ph: (604) 684-5446
The first residential tower of four built over a Costco store (see separate entry for Costco Development) at Georgia and Beatty Streets in a new Concord Pacific neighbourhood which is not yet named. Architect: Busby & Associates. Website: www.myspectrum.ca

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2003
Start: Spring 2004
Finish: Late 2006
Last Update: Sep 2003

Vancouver

Wal-mart Shopping Centre
First Pro Shopping Centre Ph: (604) 448-9112
A Wal-Mart store on S.E. Marine Drive at Main Street is in the design stage. The proposed Wal-Mart store is 131,400 sq ft and an additional 50,000 sq ft is proposed for other retail and restaurant space.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2003
Start: Summer 2004
Finish: Spring 2005
Last Update: Sep 2003

Vancouver

1120 W. Georgia Tower
Ian Gillespie and Benjamin Yeung Ph: (604) 873-4333 (Architect)
A 55 storey, hotel/residential tower at Georgia and Thurlow (1120 W. Georgia). Application for rezoning is underway for the tallest building in Vancouver. The 600 foot building design received approval from the urban design panel in Jun 2003. Architect: James K. M. Cheng Architects Inc.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Jun 2003
Start: Fall 2004
Finish: Fall 2006
Last Update: Jun 2003

Vancouver

Maritime Museum—Coal Harbour
Vancouver Maritime Museum Ph: (604) 257-8310
The proposed Maritime Museum is to be located in an undetermined site in Coal Harbour. The size and value of the project are not yet determined but could be in the $20 million to $50 million range.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2003
Start: ?
Finish: ?
Last Update: Jun 2003

Vancouver

Mount Pleasant Community Centre
Vancouver City Ph: (604) 263-2556
Mount Pleasant Community Centre with gym, track, day care, library, rental housing and underground parking is to be located at 1 Kingsway (near 7th and Main). The project is in the early planning stages. Architect: Busby & Associates.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Jun 2003
Start: Summer 2005
Finish: Early 2006
Last Update: Sep 2003

Vancouver

Pintura Residential Development
Intracorp Developments Ph: (604) 801-7000
The Pintura at 1530 West Eight Ave in Vancouver includes 49 apartments and executive penthouses, and 10 townhomes. Architect: Nigel Baldwin Architects.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2003
Start: Fall 2003
Finish: Fall 2005
Last Update: Sep 2003

Vancouver

550 Taylor Street (previously 598 Taylor) Residential Tower
Pinnacle International Ph: (604) 683-4376 (Architect)
Proposed 26 storey residential tower containing 246 units plus 11 grade entry townhomes. Development permit was issued Sep 2003 and a building permit is expected to be issued in the Fall 2003.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Mar 2003
Start: Late 2003
Finish: Dec 2004
Last Update: Sep 2003

Vancouver

Border Infrastructure Project—Highway 15
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes an upgrade of the Highway 15 segment between 32nd Ave and 88th Ave to four lanes, intersection improvements, a bridge widening and rail overpass improvements. The design contract for Hwy 15 was awarded to Focus Corporation. Hwy 15 is divided into two rural sections and a central urban section through Cloverdale. Tender for the Cloverdale section will be in early 2004 with construction beginning in the summer of 2004. The rural sections will be tendered in summer 2004 with construction beginning in the fall of that year.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 2003
Start: Summer 2004
Finish: Late 2006
Last Update: Sep 2003

Vancouver

Olympic Bid - Hastings Park
Vancouver OCOG Ph: (604) 408-2010
Renovations at the Hastings Park Pacific Coliseum for figure skating and short track speed skating, the Agrodome for figure skating training, and installation of a new temporary facility for short track speed skating training. Remaining facilities will be used for entertainment and community sport, culture and recreation purposes. The Organizing Committee of the Olympic Games is currently being appointed.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Mar 2003
Start: Sep 2007
Finish: May 2009
Last Update: Sep 2003

Vancouver

Olympic Bid - Hillcrest Park Stadium Park
Vancouver OCOG Ph: (604) 408-2010
Replacement of the existing Vancouver Curling Club with a new permanent community centre containing 10 to 12 ice sheets, 6000 temporary spectator seats during the Olympic games and will be converted after the Olympic games into curling sheets, a hockey arena, gymnasium and community centre. The Organizing Committee of the Olympic Games is currently being appointed.

Status: Proposed
Est. Cost ($ million): 27
First Entry: Mar 2003
Start: Apr 2007
Finish: Aug 2009
Last Update: Sep 2003

Vancouver

Olympic Bid—E-COMM -Emergency Services and Communications Facility Ph: (604) 408-2010
State of the art facility for coordinating communications and emergency services during the Olympic games. The Organizing Committee of the Olympic Games is currently being appointed.

Status: Proposed
Est. Cost ($ million): 41
First Entry: Mar 2003
Start: May 2008
Finish: May 2009
Last Update: Sep 2003

Vancouver

Olympic Bid—Simon Fraser University Indoor Speed Skating Oval
Vancouver OCOG Ph: (604) 408-2010
Development of a new long track speed skating oval which can be used after the Olympics for hockey, short track speed skating, and indoor summer sports. The Organizing Committee of the Olympic Games is currently being appointed.

Status: Proposed
Est. Cost ($ million): 66
First Entry: Mar 2003
Start: Jan 2005
Finish: Apr 2007
Last Update: Sep 2003

Vancouver

Olympic Bid—University of British Columbia Winter Sport Centre
Vancouver OCOG Ph: (604) 408-2010
New winter sport centre to replace the existing Thunderbird Sport Centre, to be built for ice hockey competitions and training. Two ice sheets would be built, sized for the competitions and later academic and recreation purposes at UBC. The Organizing Committee of the Olympic Games is currently being appointed.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2003
Start: Aug 2005
Finish: Oct 2007
Last Update: Sep 2003

Vancouver

Olympic Bid—Vancouver Olympic Village
Vancouver City Ph: (604) 408-2010
Development of accommodation facilities for 2100 athletes and team officials on 6 ha in the False Creek area to include dining halls, polyclinics, training facilities, convenience stores and other amenities to support day to day living requirements. Permanent facilities include 56,700 sq m of rental housing and 3,300 sq m of commercial space. Design development process to start Aug 2004 and conclude in Nov 2005. Contract negotiations to conclude in Mar 2006. Phase 1 construction of permanent facilities to be completed by spring 2007. The Organizing Committee of the Olympic Games is currently being appointed.

Status: Proposed
Est. Cost ($ million): 162
First Entry: Mar 2003
Start: Apr 2005
Finish: Sep 2009
Last Update: Sep 2003

Vancouver

Residential Development—Wall Financial
Wall Financial Corp. Ph: (604) 893-7136
Site is the block bounded by Homer, Smithe, Mainland and Nelson Streets. It includes 3 properties with a total area of 114,409 sq ft. Proposed tower A is 31 storeys, Tower B is 33 storeys and tower C is 29 storeys. Proposal also includes townhouses and limited commercial space as well as underground parking and 17,000 sq ft of public open space. Phase 1 is Tower A.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2003
Start: Spring 2004
Finish: 2007
Last Update: Jun 2003

Vancouver

UBC—Chemical/Bio Engineering (including Clean Energy Research Centre)
University of British Columbia Ph: (604) 822-2287
Teaching facilities are to be developed in the new Chemical & Biological Engineering Building. Design is proceeding. Architect: Diamond/Schmitt.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2003
Start: Mar 2004
Finish: Apr 2005
Last Update: Sep 2003

Vancouver

UBC—Integrated Biodiversity Laboratory
University of British Columbia Ph: (604) 731-3103
9,200 sq m new building to contain research laboratories and specialized processing and research facilities for unique world class specimen collections of plants, fish, insects, vertebrates, fungi and fossils, supporting research into habitat, species and ecosystems. To be located on the site adjacent to the Biological Sciences building.

Status: Proposed
Est. Cost ($ million): 41
First Entry: Mar 2003
Start: ?
Finish: ?
Last Update: Sep 2003

Vancouver

UBC—Museum of Anthropology
University of British Columbia Ph: (604) 822-2287
Expansion and enhancement of facilities for research and teaching. A feasibility study is underway and seismic and mechanical analysis began Jun 2003. Architectural & Engineering consultants are being selected.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Mar 2003
Start: Sep 2004
Finish: Aug 2006
Last Update: Sep 2003

2. Mainland/Southwest

Vancouver

UBC—Student Housing
University of British Columbia Ph: (604) 822-2287
Student housing development on the Food Sciences site to accommodate 2000–2500 graduate and undergraduate students. Proceeding with site analysis and master planning. Project to be developedi n two phases with approximately 750 units in the first phase and 1200 units in the second phase. Architect selection pending approval from the board of governors Sep 2003.

Status: Proposed — Start: May 2004
Est. Cost ($ million): 90 — Finish: Jul 2005
First Entry: Mar 2003 — Last Update: Sep 2003

Vancouver

Vancouver General Hospital Academic Ambulatory Care Centre
Vancouver Coastal Health Authority/Province of BC
Ph: (604) 875-5628
Public-private partnership to build a centre to coordinate outpatient services, and provide physician practice offices, medical education areas, and related activities to support 580 medical professionals and 600,000 annual patient visits. The 365,000 sq ft centre would replace several older buildings at Oak and W. 12th Ave. Proposals are due to be submitted Oct 2003. Website: www.partnershipsbc.ca

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): 90 — Finish: Summer 2005
First Entry: Mar 2003 — Last Update: Sep 2003

Vancouver

UBC Library Expansion (Irving K. Barber Learning Centre)
University of British Columbia Ph: (604) 822-3131
Expansion of the main campus library to be called the Irving K. Barber Learning Centre which will be constructed around the core of the Main Library, to add 200,000 new sq ft of inside floor space and 46,000 square feet of renovated floor space, fully equipped to support wireless technology both inside and out. Request for expressions of interest issued.

Status: Proposed — Start: Late 2003
Est. Cost ($ million): 60 — Finish: May 2006
First Entry: Dec 2002 — Last Update: Mar 2003

Vancouver

1280 Richards
James Schouw Ph: (604) 681-1000
26 storey residential tower and 3 levels of underground parking at 1280 Richards.

Status: Proposed — Start: Oct 2003
Est. Cost ($ million): 20 — Finish: Late 2004
First Entry: Jun 2002 — Last Update: Sep 2003

Vancouver

550 Bute Hotel, Apartment and Amenity Building
Amacon Developments Ph: (604) 688-0893 (Architect)
Plans are to construct a mixed use project with a 40 storey residential tower (400 ft.) containing 256 units, a small boutique hotel of 12 storeys with 60 units, as well as convert the top two floors of an existing 10-storey mixed-use/parkade building from residential to commercial. Also included is a small retail component and a public amenity space. Architect: Hewitt Tan Kwasnicky Architects Inc. Preliminary plans approved and development permit application will be submitted in Oct 2003.

Status: Proposed — Start: Early 2004
Est. Cost ($ million): 60 — Finish: Fall 2005
First Entry: Mar 2002 — Last Update: Sep 2003

Vancouver

687 Howe Street Hotel and Residential Complex
Allied Holdings Ltd. Ph: (604) 669-5335
Combined 50 storey hotel/residential tower; 29 floors with 204 residential units and a 97 room hotel adjacent to the Hotel Georgia on Howe Street. The parking garage adjacent to the Hotel Georgia will be demolished to provide more space for the building. Major seismic upgrading will also be done to the Hotel Georgia. This would be one of the tallest structures in Vancouver at 156 m (511 feet). Architect: Bing Thom Architects. Received development permit board approval in Jan 2003.

Status: Proposed — Start: Late 2004
Est. Cost ($ million): 100 — Finish: 2006
First Entry: Mar 2002 — Last Update: Jun 2003

Vancouver

Amtrak Rail Improvements
Amtrak Ph: (800) 872-7245
Addition of a second train from Seattle to Vancouver to accommodate passenger demand which will require upgrades to track and additional sidings on the Canadian portion. Very preliminary.

Status: Proposed — Start: ?
Est. Cost ($ million): 20 — Finish: ?
First Entry: Sep 2001 — Last Update: Sep 2003

Vancouver

Costco Development
Concord Pacific Ph: (604) 681-8882
Proposed development of a 147,000-sq ft Costco store and four residential towers (see associated entry for Spectrum Residential project) with four levels of parking between the Georgia and Dunsmuir viaducts, adjacent to GM Place. Streets in Chinatown and Downtown will be extended to the waterfront and lined with parks, walkways and housing; a civic plaza with business, shops and offices surrounding it; new bikeways and tramways on Expo and Pacific boulevards. Architect for Costco is Mulvanny G2 Architecture. Development Application has been approved subject to conditions.

Status: Proposed — Start: Spring 2004
Est. Cost ($ million): 200 — Finish: Late 2005
First Entry: Jun 2001 — Last Update: Sep 2003

Vancouver

Convention Centre Hotel (Burrard)
Marathon Developments Inc. Ph: (604) 683-1024
800-room hotel proposal linked to but separate from the Vancouver Trade and Convention Centre proposal (see separate entry). The 46-storey, 800,000-sq ft hotel received rezoning in early 2002. Meeting rooms will be 45,000 sq ft and a 15,000 sq ft ballroom. Architect: Baker McGarva Hart Inc. Hotel would be part of the Burrard Landing area of Coal Harbour. Hotel is proceeding to development permit approvals, but will likely start construction when the proposed convention centre receives approvals.

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): 50 — Finish: Fall 2007
First Entry: Mar 2001 — Last Update: Jun 2003

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Vancouver

Vancouver Trade and Convention Centre
Vancouver Convention Centre Expansion Project Ltd.
Ph: (604) 647-7203
Proposal for an expansion to the Vancouver Trade and Convention Centre at Coal Harbour includes a marina, amphitheatre, civic park and gardens. (250,000-sq ft exhibition hall, 83,000-sq ft meeting room, 50,000-sq ft ballroom 12,000-sq ft signature room and a 1500-seat l24,000 sq-ft lecture hall). Funding is in place and a call for proposals for construction expected by Spring 2004. Environmental approval is required and it is expected that construction will proceed Summer or Fall 2004. Website: www.vanconex.com/expansion/news.html

Status: Proposed
Est. Cost ($ million): 495
First Entry: Mar 2000
Start: Summer 2004
Finish: Summer 2008
Last Update: Sep 2003

Vancouver

Vancouver General Hospital Medical Technology Park
Vancouver Hospital and Sciences Centre Ph: (604) 875-5628
Proposed replacement of obsolete buildings to construct 700,000 sq ft of space for medical biotech companies over 20 years from Oak to Ash Streets between 10th and 12th Avenues. Project has been approved by the Health Board. Construction of 500,000 sq ft to occur over first five years of project with remainder over 15 years.

Status: Proposed
Est. Cost ($ million): 140
First Entry: Sep 1999
Start: Late 2003
Finish: 2019
Last Update: Jun 2003

Vancouver

Bentall V Project
Bentall Development Inc/OMERS Realty Corp. Ph: (604) 661-5000
A 33-storey office-hotel tower of approximately 630,000 sq ft, with retail/service amenities at street level and expansion of underground parking capacity at 550 Burrard Street. Phase 1: 22-storey office tower with ground floor retail/office and 7 storeys below grade for a total of 436,000 sq ft with a temporary landscaped plaza started in Mar 2001 and completed late 2002. Phase 2 is the remaining 11 storeys of the tower, the retail pavilion, and a permanent plaza to start in spring 2004. Architect: Musson Cattell Mackey Partnership.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 1997
Start: Mar 2001
Finish: Summer 2005
Last Update: Jun 2003

Vancouver

International Village Stage 2
Henderson Development Ph: (604) 689-8898
Second stage of International Village development at the northern end of the former Expo site, just west of Chinatown bound by Pender, Keefer, Abbot and Taylor streets (500 Abbott St). Commercial space of 300,000 sq ft is offered and 160,000 sq ft of residential property. The commercial component (completed) features a Cinemark 12-screen movie theatre, food court and several restaurants and a 23-storey tower which is complete. Two other high rises of 30 and 32 storeys are planned in southeast quadrant of site (Lot F).

Status: Proposed
Est. Cost ($ million): 400
First Entry: Dec 1997
Start: Late 2003
Finish: 2005
Last Update: Jun 2003

Vancouver

Woodwards Building Redevelopment
City of Vancouver Ph: (604) 439-4715
Proposed development plan to convert the department store at 101 Hastings previously owned by Woodward's. Total floor area is 656,0 ft. Property owned by the province of BC was sold to the City of Vancouver in Mar 2003. In Jan 2004, a proponent will be selected from those who submitted an Expression of Interest in Sep 2004. Website: www.city.vancouver.bc.ca

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 1997
Start: Summer 2004
Finish: Summer 2006
Last Update: Sep 2003

Vancouver Area

Northeast Sector Rapid Transit
Greater Vancouver Transit Authority Ph: (604) 453-4560
An expansion to Greater Vancouver's rapid transit network servicing the northeast section is planned to be in place in the next decade. Financing is approved for a $400 million portion of the project. Phase I of the Northeast Sector (NES) Rapid Transit Alternatives Project which examines the alternatives for the the NES is complete. Phase 2, the evaluation stage is underway and will be complete Summer 2004. Website: Website: www.translink.bc.ca see Transportation Plans.

Status: Proposed
Est. Cost ($ million): 400
First Entry: Sep 2003
Start: Summer 2005
Finish: 2013
Last Update: Sep 2003

Vancouver Area

University Town—University of British Columbia
University of British Columbia Ph: (604) 822-6400
Eight neighbourhoods are currently being planned for the UBC Endowment Lands. Public forums recently were held. The neighborhoods will include residential, commercial and institutional buildings. Neighbourhood Plans have been approved for the Mid-Campus and Theological Neighbourhoods. Work is now underway in developing Neighbourhood Plans for the University Boulevard and East Campus Neighbourhoods.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2003
Start: Late 2005
Finish: 2015
Last Update: Sep 2003

Vancouver To Callaghan Valley

Sea-to-Sky Highway Upgrading—Olympic Bid
BC Ministry of Transportation Ph: (604) 609-3886
Proposed new major upgrades to Highway 99 are planned as part of the 2010 Olympic Bid program of improvements (see separate entry for ongoing improvements). The current proposal is to widen the highway at various points with three and four lanes. Local consultationis on-going as part of the design process and the environment review is underway. The project extends 95 km from Nelson Creek canyon in the south to the northern terminus at Function Junction in Whistler.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Mar 2003
Start: Spring 2004
Finish: 2009
Last Update: Sep 2003

Whistler

Olympic Bid—Whistler Creekside Resort Modifications
Intrawest Ph: (604) 408-2010
[illegible]n modifications and spectator facilities to accommodate Alpine [illegible]wnhill, Super-G, and Combined Downhill and Paralympic Alpine [illegible]vents. The Organizing Committee of the Olympic Games is currently being appointed.

Status: Proposed
Est. Cost ($ million): 16
First Entry: Mar 2003
Start: Jun 2005
Finish: Nov 2007
Last Update: Sep 2003

Whistler

Olympic Bid—Whistler Nordic Centre Vancouver OCOG
Ph: (604) 408-2010
Development of approximately 50 km of new trails and facilities for biathlon, cross country, Nordic combined, ski jumping with 60 m and 90 m high jumps, and Paralympic Nordic events, to be maintained after the games for public and athlete training use. The Organizing Committee of the Olympic Games is currently being appointed.

Status: Proposed
Est. Cost ($ million): 98
First Entry: Mar 2003
Start: Apr 2005
Finish: Jun 2007
Last Update: Sep 2003

Whistler

Olympic Bid—Whistler Sliding Centre
Vancouver OCOG Ph: (604) 408-2010
New bobsled, skeleton, and luge track to be built at the base of Blackcomb Mountain, to be converted after the games for public use and for athlete training. The Organizing Committee of the Olympic Games is currently being appointed.

Status: Proposed
[illegible] Cost ($ million): 53
[illegible]t Entry: Mar 2003
Start: Mar 2005
Finish: May 2007
Last Update: Sep 2003

Whistler

Olympic Bid—Whistler/Callaghan Valley Olympic Village
Vancouver OCOG Ph: (604) 408-2010
Development of accommodation facilities for 2000 athletes and team officials in 554 dwelling units on 23 ha at the Callaghan valley 13 km from Whistler. Project includes dining halls, polyclinics, training facilities, convenience stores and other amenities to support day to day living requirements. Approximately 300 rooms in the facilities will be wheelchair accessible. The site will include a combination of temporary facilities (e.g. dining hall) and permanent facilities including 37,880 sq m of non-profit rental housing available to Whistler residents and 2,800 sq m of commercial space. After the Olympics, 216 rooms will be dedicated to an Athlete training and accommodation centre. Design development process to conclude in spring 2006. Contract negotiations to conclude in spring 2007. The Organizing Committee of the Olympic Games is currently being appointed.

Status: Proposed
Est. Cost ($ million): 95
First Entry: Mar 2003
Start: Apr 2007
Finish: Late 2009
Last Update: Sep 2003

STATUS: ON HOLD

Abbotsford

Abbotsford Residential Development
Michael Rosen Planning Cons. (Owner's Rep) Ph: (604) 925-0977
Approx 1000 units of single- and multi-family residences at 35220 Cassiar Ave, near McKee Rd. Conceptual plans reviewed and rezoning required. Very preliminary. No dates as to when project may proceed. Planning Consultant: Michael Rosen Planning Consultants.

Status: On hold
Est. Cost ($ million): 75
First Entry: Sep 1999
Start: ?
Finish: ?
Last Update: Sep 2003

Burnaby

PMC-Sierra Office
PMC-Sierra Inc.
Development of 9 structures of approx 1,000,000 sq ft of high-tech office space on a six-acre site at 3100 Production Way in Lake City. Phase 1: 4 buildings approximately 600,000 sq ft. On hold indefinitely.

Status: On hold
Est. Cost ($ million): 30
First Entry: Dec 2000
Start: ?
Finish: ?
Last Update: Jun 2003

Burnaby

Electronic Arts Canada Headquarters Phase 2
Electronic Arts Canada Ph: (604) 687-2990 (Architect)
Phase 2: Addition of a 4-storey above and 4 below grade of 170,000 sq ft with parking for 580 cars will be headquarters for the software games development studio located at Gilmore and Sanderson. The new four-storey building will be connected to the existing headquarters building that was completed in spring 1999. Project will be a total of 695,000 sq ft approximately of office and high tech complexes developed in phases. Architect: Musson Cattell Mackey Partnership. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 25
First Entry: Mar 2000
Start: ?
Finish: ?
Last Update: Jun 2003

Burnaby

Halifax Street Apartment Towers
ONNI developments Ph: (604) 299-3674
Proposed 24-storey apartment tower with 171 units and 12 two-storey townhouses containing approx 310,000 sq ft and parking at 4132, 4150 and 4196 Halifax Street. Demolition of warehouses is complete. Daycare centre is complete. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 50
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Mar 2003

Coquitlam

Glen Drive Residential/Commercial Development
Pacific Glen Joint Ventures Ph: (604) 291-2660
A 20-storey, 230,000-sq ft, high-density residential complex with four-storey, 10,500-sq ft commercial space at 2957 Glen Drive. Architect and Owner's Representative: Chris Dikeakos Architect Inc. Two structures completed. Third structure and tower on hold.

Status: On hold
Est. Cost ($ million): 25
First Entry: Dec 1997
Start: Jun 2005
Finish: Summer 2006
Last Update: Mar 2003

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Coquitlam

Henderson Civic Centre
Henderson Development (Canada) Ltd. Ph: (604) 689-8898
Multi-phase development on eight acres opposite Coquitlam Shopping Centre at 1151 Pinetree Way, Lincoln Ave and 1146 Heffley Cr includes residential towers, office building, hotel, and retail component. Phase 1 consists of 21-storey condominium tower (the Centura) completed Fall 1998. Phases 2 and 3 comprise two condominium towers each 21-storeys above and 1-storey below each with 141-units of residential space with commercial space on ground floor. Phase 4: 2 levels of commercial space. Phase 5: 2 levels of office space. Phases 3 to 5 of project currently on hold until market conditions improve. Project Architect: Kirkor Architects & Planners.

Status: On hold — Start: 1995
Est. Cost ($ million): 300 — Finish: ?
First Entry: Dec 1997 — Last Update: Jun 2003

Delta

Massey Tunnel Seismic Upgrade
BC Ministry of Transportation Ph: (604) 660-8204
Seismic upgrade to the 600-metre long Massey Tunnel on Highway 99 to withstand a 1 in 475 year earthquake of at least a magnitude 7. To include concrete reinforcement and river-bottom soil compaction. Seismic design is complete as of Nov 2002.

Status: On hold — Start: ?
Est. Cost ($ million): 25 — Finish: ?
First Entry: Jun 2001 — Last Update: Sep 2003

Langley

Thunderbird Entertainment Complex
Pan West Developments Ph: (604) 687-3390 (Architect)
Entertainment/retail/restaurant complex between 9050 & 9100-200th St. Total of 333,000-sq ft building area includes 19-theatre Famous Players theatre complex, including an IMAX theatre, bowling centre, restaurants, and stores. Architect: Chandler Associates Architecture Inc. Phase 1 theatres completed in May 1999. All other phases on hold indefinitely.

Status: On hold — Start: Aug 1998
Est. Cost ($ million): 25 — Finish: ?
First Entry: Jun 1998 — Last Update: Mar 2003

North Vancouver

Villages of Northlands
Canada Mortgage and Housing Corporation Ph: (604) 666-1482
Proposal for 328 townhouses, 147 low-rise apartments and family lots on a 111-acre site. Rezoning would be required. Site is part of Official Community Plan review completed in Dec 2001 submitted to city council for approval. It is likely that the proposal will change once the community plan is adopted. Project on hold until community plan is adopted and reviewed by the developers. A Public meeting regarding the community plan is expected in Sep 2003.

Status: On hold — Start: ?
Est. Cost ($ million): 25 — Finish: ?
First Entry: Sep 1997 — Last Update: Sep 2003

Pitt Meadows

Swan-e-set Bay Resort
Intrawest Properties Ltd. Ph: (604) 669-9777
Proposed 150-room hotel, 250 single- and multi-family homes, a riverfront park and tennis courts/equestrian centre on 51 ha in Pitt Polder area, part of the 360-ha existing resort with two 18-hole golf courses and a clubhouse. Project is on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 150 — Finish: ?
First Entry: Sep 1997 — Last Update: Jun 2003

Port Mellon

Howe Sound Pulp and Paper Electricity Generation Project
Howe Sound Pulp and Paper Ltd Partnership Ph: (604) 884-5223
New generation of 511 gigawatt hours of electricity at the pulp and pa[illegible] mill using wood residue. Project has been short listed by BC Hydro f[illegible] possible acceptance under it's customer based generation program. Project was not selected for a BC Hydro power purchase contract in April 2003.

Status: On hold — Start: ?
Est. Cost ($ million): 150 — Finish: ?
First Entry: Dec 2002 — Last Update: Sep 2003

Port Mellon

LNG Peak Shaving Project
Duke Energy Inc. Ph: (604) 691-5500
Three-billion cu ft natural gas liquefaction and storage facility on the Vancouver Island Gas pipeline. Located on a 24-ha site in the McNab Creek Valley, the plant will include refrigeration, storage and containment structures, and staff accommodation buildings. Received Environmental Assessment Act Project Approval Certificate. Project on hold however the province's energy policy may enhance the opportunity for development of this project.

Status: On hold — Start: 2006
Est. Cost ($ million): 130 — Finish: 2009
First Entry: Dec 1997 — Last Update: Mar 2003

Port Moody

Suter Brook Development
Concert Properties Ltd. Ph: (604) 688-9460
Proposed development on a 22-acre site containing 1000 dwellings in 13 low-rise and 3 high-rises the largest of which would be 20 stories for a total of about 1,000,000 sq ft and 3,300 sq m of office space at Ioco Road and Murray St. Architect: Graham F. Crockhart Architect Inc. Prope[illegible] rezoned. Project is on hold indefinitely.

Status: On hold — Start: ?
Est. Cost ($ million): 15 — Finish: ?
First Entry: Sep 1997 — Last Update: Mar 2003

Powell River

Powell River Condensing Turbine Electricity Generation Project
Norske Canada Ph: (604) 483-3722
New generation of 170 gigawatt hours of electricity at the pulp and paper mill using wood residue. Project has been short listed by BC Hydro for possible acceptance under it's customer based generation program. Project was selected as a BC Hydro power purchase contract in April 2003, however, the project is currently on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 55 — Finish: ?
First Entry: Dec 2002 — Last Update: Sep 2003

Richmond

Sun Tech Hotel/Commercial Complex
Sun Tech Development Corporation Ph: (604) 214-8833
Proposed multi-use development including a hotel, movie theatres, restaurants, offices and retail stores on an 11-acre site at No. 3 Road and Sea Island Way. Approximately one million sq ft of development planned. At 3rd reading in the rezoning approval process. Project will not likely move forward as originally proposed. As at Sep 2003, discussions are ongoing with the city as to what a new proposal may include.

Status: On hold — Start: Early 2004
Est. Cost ($ million): 75 — Finish: 200[illegible]
First Entry: Sep 1998 — Last Update: Sep 200[illegible]

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Richmond

Richmond Hospital Expansion
Richmond General Hospital Ph: (604) 278-9711
Phases 1 and 2 of expansion completed. $40-million funding requested for proposed Phase 3 replacement of five-storey north tower. Waiting for approval to proceed with planning. Architect: Wensley Spotowski Architectural Group. Project is not likely to be active until late 2004.

Status: On hold Start: ?
Est. Cost ($ million): 76 Finish: ?
First Entry: Dec 1997 Last Update: Mar 2003

Surrey

152nd Street High School
Roman Catholic Archdiocese Ph: (604) 683-0281
New school on a 14-acre site at 3690-152nd Street to accommodate 600 high school (grades eight to 12) students. Very preliminary.

Status: On hold Start: ?
Est. Cost ($ million): 20 Finish: ?
First Entry: Jun 2000 Last Update: Mar 2003

Surrey

Guildford Business Park
Bentall Corporation Ph: (604) 640-5881
Proposed 18-acre business park at 10231 154th Street to include 450,000 sq ft of office space in five buildings. Phase 1: Building B: 3-storey 90,120 sq ft office building is at working drawings stage. Building A : 3-storey 108,045 sq ft office building is at design development stage. Building C : 3-storey 90,120 sq ft office building is at design development stage. Buildings A and C will follow Building B. Architect: Bunting Coady Architects.

Status: On hold Start: ?
Est. Cost ($ million): 35 Finish: ?
First Entry: Sep 1998 Last Update: Mar 2003

Surrey

Cartier Place Condominium Towers
Guildford Estates Ltd. Ph: (604) 683-6683
Three condominium high-rise structures at 10160-149 St., 14975-101A Ave, and 14970-101A Ave. Plans for 18, 20 and 22 storeys above-grade. Approximately 40,000 sq. m. total area to be developed in phases. Architect: Lubor Trubka Associates Inc. Project on hold indefinitely.

Status: On hold Start: ?
Est. Cost ($ million): 65 Finish: ?
First Entry: Dec 1997 Last Update: Sep 2003

Vancouver

UBC—Earth Sciences Centre
University of British Columbia Ph: (604) 822-2287
Geophysics and Astronomy building is to be replaced to allow expansion (188,500 sq ft) and renewal for Oceanography, Zoology and Botany departments. Project on hold pending funding. Architect: Busby Bridger & Associates/ MBT.

Status: On hold Start: ?
Est. Cost ($ million): 41 Finish: ?
First Entry: Mar 2003 Last Update: Sep 2003

Vancouver

UBC Boiler Upgrade Cogeneration Project
University of British Columbia Ph: (604) 822-3131
New generation of 119 gigawatt hours of electricity at the pulp and paper mill using natural gas. Project had been short listed by BC Hydro for possible acceptance under it's customer based generation program, but was not selected for a BC Hydro power purchase contract in April 2003. Project has been cancelled.

Status: On hold Start: ?
Est. Cost ($ million): 40 Finish: ?
First Entry: Dec 2002 Last Update: Sep 2003

Vancouver

955 and 969 Burrard Street—Residential Tower and New YMCA
Concert Properties Ph: (604) 688-9460
The following is proposed on the Downtown YMCA site (955 Burrard Street): demolition of the existing (100,000 sq. ft.) heritage building, but with some heritage retention, construction of a new YMCA facility, the same size as the existing facility, including 200-room residence, and construction of a 200,000 sq ft market residential building (37 storeys, proposed at the west end of the site, above the YMCA facility). The following is proposed on the First Baptist Church site (969 Burrard Street and 1017-1045 Nelson Street): enhancement of the existing heritage church through seismic upgrade and/or restoration and designation of the interior, demolition of affordable rental housing at the west end of the site (35 units, approx. 2 230 sq m(24,000 sq. ft.)) and construction of 1 858 sq m(20,000 sq. ft.) of new affordable rental housing, construction of a 1858 sq m(20,000 sq. ft.) community service facility, and construction of a 16,722 sq m(180,000 sq. ft.) market residential building (31 storeys). Concert Properties purchased this property since the design was presented to city council. Concert are currently working on a revised plan.

Status: On hold Start: ?
Est. Cost ($ million): 70 Finish: ?
First Entry: Dec 2001 Last Update: Sep 2003

Vancouver

Broadway Tech Centre
Bentall Corp Ph: (604) 661-5000
Redevelopment of the 17.2 acre former Eaton's warehouse site at East Broadway, Renfrew, Nootka and Hebb Streets. Phase 1: Building permits issued: 3 buildings with total of 400,000 sq ft plus underground parking. The first two buildings are completed at 2985 and 2955 Virtual Way. One new building will be constructed in Phase 1. Bell Mobility call centre completed Dec 2002. Cafeteria and fitness center under construction. Phase 2: four 4-storey buildings with a total of 460,000 sq ft. of commercial office and warehouse space are planned based on market conditions. Architect: Bunting Coady Architects.

Status: On hold Start: Summer 2000
Est. Cost ($ million): 80 Finish: ?
First Entry: Mar 1999 Last Update: Jun 2003

Vancouver

1155 West Georgia Office/Retail Tower
Cadillac Fairview Ph: (416) 598-8200
Proposed 26-storey tower containing 469,000 sq ft at 1155 West Georgia St (Georgia and Thurlow). Architect: Musson Cattell Mackey. Project on hold indefinitely.

Status: On hold Start: ?
Est. Cost ($ million): 45 Finish: ?
First Entry: Dec 1997 Last Update: Sep 2003

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Vancouver

Comox Hospital Wing Replacement
St Paul's Hospital Ph: (604) 806-8536
Plans for Phase 3A are replacement of current emergency department and expansion of inpatient psychiatry beds from 28 to 55. Plan has been approved by Vancouver/Richmond Health Board and submitted to the Ministry of Health. Project is on hold while awaiting government approval , however, because of the age of the building there is a high probability of renovation at some time in the future.

Status: On hold — Start: ?
Est. Cost ($ million): 49 — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2003

Vancouver

False Creek North Hotel
Canadian Metropolitan Properties Ltd. Ph: (604) 682-0777
Proposed 30-storey, 300,000-sq ft hotel at the Plaza of Nations site on False Creek at 750 Pacific Blvd. Hotel would include 457 rooms, restaurants, convention space. Architects: Architectura. Zoning received. Project on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 60 — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2003

West Vancouver

Park Royal Hotel
Holubitsky Family and Mario Corsi Ph: (604) 925-7058 (District of North Vancouver)
Proposed redevelopment of hotel to triple the number of rooms. Step-up design with outer sections two storeys high and rising in increments to five storeys. Applied to district for permits; did not receive council approval for increased density and easing of height restrictions. The proposal is being re-examined.

Status: On hold — Start: ?
Est. Cost ($ million): 30 — Finish: ?
First Entry: Mar 2001 — Last Update: Mar 2003

STATUS: CONSTRUCTION STARTED

Abbotsford

Regional Health Centre—Matsqui Correctional Centre
Correctional Services Canada Ph: (604) 526-2764 (CJP Architects)
Health-care centre for all federal corrections facilities in Pacific Region to include psychiatric and drug treatment centre and a medical hospital to be located at the Matsqui Complex. Architect: CJP Architects. Construction contractor: Bird Construction.

Status: Construction started — Start: Jan 2001
Est. Cost ($ million): 50 — Finish: 2005
First Entry: Jun 1998 — Last Update: Mar 2003

Burnaby

Highgate Village
Bosa Ventures Ph: (604) 299-1363
Middlegate mall on Kingsway in Burnaby is to be replaced with a Save-On-Foods and 4 condominium towers. The new mall started construction Summer 2003 and the existing mall will be demolished Summer 2004. The first tower, the Arcadia is to begin construction Jan 2004. A total of 700 condominium units and some townhomes will be included as well as park space.

Status: Construction started — Start: Aug 2003
Est. Cost ($ million): 90 — Finish: 2007
First Entry: 0307 — Last Update: Sep 2003

Burnaby

UniverCity Highlands—Intergulf Development
Intergulf Ph: (604) 291-3220
Two 8-storey terraced apartment buildings and 2-storey townhouses on Parcel 4. There will be approximately 180 residences with a broad range of units ranging from small studio suites to larger penthouse.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: Aug 2004
First Entry: Jun 2003 — Last Update: Sep 2003

Burnaby

UniverCity Highlands—Millennium Development
Millenium Development Corporation Ph: (604) 291-3220
Construction of One, University Crescent started summer 2003 on Parcels 2 and 3. The project includes 2 buildings; a four to six storey building with approximately 55 condominium suites and a 7 storey terraced building with 60 residences.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: Oct 2004
First Entry: Jun 2003 — Last Update: Jun 2003

Burnaby

UniverCity Highlands—Polygon development
Polygon Homes Ph: (604) 291-3220
Within the first phase of UniverCity Highlands, Polygon has started construction on 180 residences in 3 four storey buildings on Parcel 9. Including in the development are two level homes along University Crescent, and apartments of varying sizes.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: Fall 2004
First Entry: Jun 2003 — Last Update: Sep 2003

Burnaby

5600 Thorne Avenue Business Park
Anthem Properties Ph: (604) 689 -3040
Business park for industrial and corporate tenants on a 22-acre subdivision site in the Big Bend industrial area at 5600 Thorne Ave. The site has been subdivided, serviced and paved and 2 warehouses under construction. 2 sites are still available for development.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 28 — Finish: 2008
First Entry: Mar 2003 — Last Update: Sep 2003

Burnaby

Electricity Transmission Upgrade
BC Hydro Ph: (604) 528-1600
Replacement of an aging underground electricity transmission cable (2-L33) from Horne Payne substation in Burnaby to Cathedral Square substation in Vancouver. Construction includes a new 230 kV circuit, substation upgrades, and circuit reconfigurations along a new route. Website: www.bchydro.com

Status: Construction started — Start: Spring 2003
Est. Cost ($ million): 44 — Finish: Apr 2004
First Entry: Mar 2003 — Last Update: Jun 2003

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Burnaby

The Presidia Residential Development
Bosa Ventures Ph: (604) 688-2672
Proposed 30 storey highrise and nine townhouses including 151 units at 5 Kathleen Ave. Construction started Mar 2003 for completion end of 2004. Website: www.bosaventures.com

Status: Construction started
Est. Cost ($ million): 30
First Entry: Dec 2002
Start: Early 2003
Finish: Dec 2004
Last Update: Sep 2003

Burnaby

Madison Centre
Appia Developments Ltd. Ph: (604) 294-2742
500,000-sq ft development and 1300 parking spaces at Lougheed Highway and Halifax Street to include three towers with approximately 450 residential units. Phase 1 (East tower) completed . Phase 2: (West Tower) 25-storey tower on Buchanan Street completed summer 2002. Phase 3: residential tower complete. Phase 4 is complete. Phase 5 is under construction. Project includes 70,000 sq ft of multi-level commercial space and a 6-storey office building. Architect: Lawrence Doyle Architect Inc.

Status: Construction started
Est. Cost ($ million): 90
First Entry: Mar 1999
Start: Late 1999
Finish: Mar 2004
Last Update: Sep 2003

Burnaby

Discovery Place Advanced Technology Research Centre
Discovery Parks Inc. Ph: (604) 734-7275
High-technology research centre comprising 11 buildings at 4401 Sanderson Way. Several buildings are completed and 2 development sites remain. Site 12, located at the northwest corner of the 80-acre Discovery Place site, at the intersection of Canada Way and Gilmore Way is a 5 storey building proposed when tenants/purchasers are found. Site 7, located in the southern portion of the 80-acre Discovery Place site, near the intersection of Sanderson Way and Willingdon Avenue has no current development plan.

Status: Construction started
Est. Cost ($ million): 90
First Entry: Dec 1997
Start: Summer 1999
Finish: Summer 2005
Last Update: Sep 2003

Burnaby

UniverCity Highlands
Burnaby Mountain Community Corporation Ph: (604) 291-3220
Proposed creation of a mixed-use, pedestrian-oriented town site complex on 81 ha with University Drive frontage to include housing, shops, services and recreational facilities. Plans adopted by city. Proposed 1800 residential units with school, park and mixed-use commercial main street. BMCC will retain ownership and control of retail space. Architect: Hotson Bakker Architects. The first phase of development will include a park, elementary school and 400 residential units and will be at the east end of the campus. The Cornerstone Building being developed by the SFU Community Trust is a mixed use development offering a variety of shops and other services began construction Jul 2003. Negotiations are underway with the Burnaby School District and the Provincial Government regarding the school which is hoped to be completed by Fall 2005. See project 953 for Millennium Development Corporation's portion of the project. See project 954 for Intergulf Development's portion of the project and see project 955 for the Polygon Group of Companies portion of the project.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Dec 1997
Start: Jul 2003
Finish: 2012
Last Update: Sep 2003

Burnaby

City-in-the-Park Towers
Station Hill Park Developments Ph: (604) 733-3100 (Architect)
Residential development at 6837, 6833 & 7368 Station Hill Drive includes seven towers of which five are complete. The next tower Villa Jardin (22 storeys, 127,740 sq ft) began construction May 2003, the final tower may be started by late 2003. Architect: Lawrence Doyle Architect Inc.

Status: Construction started
Est. Cost ($ million): 350
First Entry: Sep 1997
Start: 1997
Finish: 2005
Last Update: Sep 2003

Chilliwack

The Village Ph: (604) 793-2906 (Chilliwack City)
Long-term comprehensive development project with many developers involved to include housing, office and commercial space on 50 acres at 6760 Vedder Rd. The current proposal (which will likely be modified) includes 96 single family units, 243 townhouse units, 300 apartment units and 330 congregate care units. The commercial area is 14,000 sq m. Single family homes are currently under construction while 80 of the 98 town homes are currently being built or complete. As at Sep 2003, no commercial construction is scheduled.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2000
Start: Summer 2002
Finish: Summer 2007
Last Update: Sep 2003

Chilliwack

Chilliwack Family Leisure Centre
Chilliwack Economic Partners Corp./RG Properties Ltd.
Ph: (604) 792-9311
The City of Chilliwack is constructing the Leisure Centre in phases, proceeding initially with an aquatic centre, including family leisure pool, lap pool, therapeutic pool and fitness centre (completed Aug 2002). Construction is underway for a multiplex arena with a capacity of 3500 people that can be expanded in future to seat 6500 people, a second ice sheet with a seating capacity of 300 people. The multiplex will also contain other developments such as retail, restaurant and commercial facilities. The City has selected Chiefs Development Group as the proponent for the multiplex.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Jun 1999
Start: Spring 2001
Finish: Fall 2004
Last Update: Jun 2003

Chilliwack

Chilliwack Business Estates
Chilliwack Economic Partners Corp. Ph: (604) 792-9311
Site adjacent to Highway 1 to be developed in phases over 20 years. Initial phases to include manufacturing, warehousing & distribution, and office buildings. The 56-acre phase 1 construction is complete - a $15-million, 75,000-sq ft laboratory and manufacturing centre on 10.5-acre site. Soprema Roofing Products has completed construction to expand their storage area doubling the size of their existing facility. Oak West has completed 100,000-sq ft furniture manufacturing and multi-tenant facility. Volume Carpets has completed a 5000-sq ft commercial facility. Website: www.chilliwackpartners.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 1998
Start: Oct 1998
Finish: 2018
Last Update: Jun 2003

Coquitlam

Silver Springs Neighbourhood Residential Development
Polygon Homes Ltd. Ph: (604) 877-1131
Proposed development at 1335 Pinetree Way of 650 units in townhouses and 4-storey apartment buildings to be constructed in 3 phases. Amendments to the OCP have been approved. Phase 1 (Trillium). 115 units in two storey 4 storey buildings is under construction. Phase II (Whisper Ridge) with 3 and 4 bedroom townhomes is currently under construction. Tamarisk is the next phase with an apartment building starting fall 2003.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 40 — Finish: Summer 2005
First Entry: Dec 2001 — Last Update: Sep 2003

Coquitlam

Coquitlam Centre Mall Expansion
Morguard Investments Ltd. Ph: (604) 681-9474
Approx 250,000-sq ft expansion includes new parking deck and a renovation of 134,000 sq ft of Coquitlam Centre mall at 2929 Barnet Ave. To include four large-format stores, 50 smaller retail stores, and a food court. Main buildings completed and retrofit of old Eaton's building started demolition and construction phase May 2003. No tenants for east phase yet therefore construction completion date is uncertain. Architect: Architectura Planning. General contractor: Stuart Olson Construction Inc.

Status: Construction started — Start: Spring 2000
Est. Cost ($ million): 30 — Finish: Summer 2004
First Entry: Mar 1999 — Last Update: Sep 2003

Langley

Willowbrook Residential Development
Polygon Homes Ltd. Ph: (604) 877-1131
3 Developments around 66th and 68th Ave and 206th and 202nd Street. The Amberleigh, 186 town homes, has 4 phases: phases 2, 3 and 4 are under construction with phases 2 and 3 completion dates of Jul 2003 and phase 4 completion date of Sep 2003. The Steeplechase, 88 town homes, is under construction with Phase I complete and Phase II started Jun 2003. The third development is in the approval stages and will have 130 homes. Architect: Ramsey Worden Architects.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 25 — Finish: Late 2003
First Entry: Sep 1998 — Last Update: Sep 2003

Langley

200th Street Highway Interchange
BC Ministry of Transportation Ph: (604) 795-8201
Under partnership arrangement with Langley and developer BA Blacktop, interchange to be built at 200th Street and Highway 1. BA Blacktop is also planning to make substantial investments in commercial facilities at the interchange.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 25 — Finish: Jun 2004
First Entry: Sep 1997 — Last Update: Sep 2003

Lions Bay to Squamish

Sea-to-Sky Highway Upgrading
BC Ministry of Transportation Ph: (604) 660-8397
Ongoing upgrades to the Sea-to-Sky highway are underway, e.g. 21 k of paving were completed in summer 2002 and 7 km from Culliton C to Cheakamus Canyon is being expanded to three lanes and being resurfaced. The contract for the rehabilitation of the North Culliton Creek Bridge and reconstruction of 7 km between Culliton Creek and Cheakamus Canyon was awarded to BelPacific May, 2003. Construction is underway with scheduled completion in 2005. See the Olympic Bid—Sea-to-Sky Highway Upgrades (separate entry) for new major upgrade proposals.

Status: Construction started — Start: Jun 2001
Est. Cost ($ million): 150 — Finish: Jun 2005
First Entry: Dec 1997 — Last Update: Sep 2003

Maple Ridge

Maple Ridge Town Centre Redevelopment
Maple Ridge District/Voth Brothers Developments Ltd.
Ph: (604) 463-5221
Development of 3.2-ha site at 11995 Haney Place to include 150-room hotel, 500-seat performing-arts centre, library and office tower, municipal hall and leisure centre. Phase 1 (100,000 sq ft. office tower and library) construction completed Feb 2001. Underground parkade construction of Phase 1 (350 spaces) complete and Phase 2 (500 spaces) complete. Phase 2: Expansion of the leisure centre and new youth centre is complete. Phase 3: Arts centre (150,000 sq. ft.) 500 seats is substantially complete and occupied. Phase 4: Hotel construction date to be announced.

Status: Construction started — Start: Jan 2000
Est. Cost ($ million): 50 — Finish: 2006
First Entry: Sep 1998 — Last Update: Sep 2003

Mission

The Junction Shopping Centre
Rescan Property Services Ph: (604) 685-3207
382,000-sq ft shopping centre on 36-acre site at 32555 London Ave referred to as Phase 1 is complete and includes 158,000 sq ft of retail, service and restaurant space anchored by a 60,000-sq ft Save-On Foods store. Phase 2 includes a SilverCity 12-screen movie theatre (opened May 2000) and a 30,000-sq ft London Drugs store (opened Nov 1999). Other plans for Phase 2 includes a 48,000-sq ft Canadian Tire store on 4.87 acres of Phase 2 which is currently under construction and will open Oct, 2003.

Status: Construction started — Start: Early 2001
Est. Cost ($ million): 70 — Finish: Fall 2003
First Entry: Sep 1997 — Last Update: Jun 2003

New Westminster

Queensborough Landing Shopping Centre
First Pro Shopping Centres Ph: (604) 448-9112
Development of a 425,000 sq ft shopping centre on Boyd Street. Wal-Mart store (132,000 sq ft) to open in Nov 2003. Phase 2 buildings are scheduled to start construction in summer 2004.

Status: Construction started — Start: Apr 2003
Est. Cost ($ million): 75 — Finish: Mar 2004
First Entry: Mar 2003 — Last Update: Sep 2003

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2. Mainland/Southwest

New Westminster

Rialto Court
Aragon Group Ph: (604) 732-6170
...o residential high rise tower are planned at 1500 Quayside Drive. The ... a 238 unit high rise condominium tower, started construction in Mar 2003. The second tower is to be built based on market conditions. Architect: Dikeakos and Cotter Architects.

Status: Construction started — Start: Mar 2003
Est. Cost ($ million): 45 — Finish: Mar 2006
First Entry: Mar 2003 — Last Update: Sep 2003

New Westminster

615 Hamilton Street Apartments
Appia Developments Ph: (604) 294-2742
Proposed development of a 20-storey, 140-unit apartment building at 615 Hamilton St. and 740 & 760 Sixth St. Architect: Dikeakos and Cotter Architects.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 40 — Finish: Early 2005
First Entry: Dec 2001 — Last Update: Sep 2003

New Westminster

Port Royal Planned Community
Aragon Development Corp. Ph: (604) 732-6170
Planned village for 3000 residents on the eastern section of Lulu Island on a 65-acre parcel formerly the site of a sawmill, box plant and a foundry. Two parcels under construction. Remaining 50 acres to include up to 200 homes, 200 town homes, 400 condominiums, parks and trails. Architect: Ramsay Worden Architects Ltd. Will be a phased development over six to seven years. Construction starting on 91 single family homes in early 2004.

...us: Construction started — Start: 1997
...t. Cost ($ million): 200 — Finish: 2004
First Entry: Sep 1997 — Last Update: Sep 2003

North Vancouver

Harbourside Business Park
Concert Properties Ltd. Ph: (604) 688-9460
Project includes an auto mall of 13 tenants, a light-industrial business park, and a hotel and shopping area on 27 hectares of waterfront land that was formerly occupied by Fullerton sawmill. Phase 1: two buildings of approx. 35,000 sq ft; are completed (Van Electric Box and Suntech Optics). Phase 2: Hotel, retail development and marina to be developed in future. A private high school (Bodwell International High School) is completed in Sep 2003 with approx 63,000-sq ft for 350 students, a cafeteria, library, gym, dormitories, labs, swimming pool and multi-media rooms.

Status: Construction started — Start: Spring 2000
Est. Cost ($ million): 110 — Finish: 2005
First Entry: Jun 1998 — Last Update: Sep 2003

North Vancouver

Lower Lonsdale Development Plan
North Vancouver City Ph: (604) 985-7761
Proposed six-block development area comprised of 15 development sites (owned mostly by the North Vancouver City) to include 1,600 dwellings in several buildings, a grocery store, retail outlets and a community centre. Site is bounded by Third Street, St George's Avenue, Chesterfield Avenue and Esplanade. West View Homes a 12-storey high rise apartment building on Site 4 is complete and a four-storey wood frame apartment building for Site 6 is complete. Fairmount Pacific are the developers of Sites 5A & B. On Site 5 construction of "TIME" is underway—two 120- foot towers with a total of 268 apartment units with some townhouses on 1st Street. Architect for sites 5A and B is D. Buttjes. Also under construction on site 5 is a 34,000 sq ft multi-purpose community centre with facilities for seniors and youth which is expected to be complete Spring 2004. There will also be 20,000 sq ft of retail space aside from the IGA which will be a 20,000 sq ft grocery store on Site 5. Site 3a is currently in the rezoning process and Seagate Properties Ltd. has recently be awarded the option to buy 3a. Seagate is expected to include an 18 storey residential building of live/work units and apartments at 151 W 2nd with an area of 132,000 sq ft. The sale is expected to close Oct 2003 with construction starting immediately. Site 2 has been sold by the city and is to be developed as a 12 storey, 117 unit residential building named One Park Lane by the Millennium group. The City will be marketing its lands over the next 5 to 10 years.

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): 140 — Finish: 2010
First Entry: Mar 1998 — Last Update: Sep 2003

North Vancouver

GVRD Capilano and Seymour Water Filtration Plant
Greater Vancouver Regional District Ph: (604) 432-6341
The largest water filtration plant in Canada, for the Seymour source, has started construction. A conventional design build project includes a 1800 ml/day filtration plant, twin tunnels , 7.5 km long, 18,000 hp pumping station and a 2 MW energy recovery facility, to be operational by 2007. The detailed design of the energy recovery project has been awarded to Knight Piesold Consulting and tunnelling has begun. The filtration plant will begin construction in spring 2004. Project management services awarded to Liaicon and Associates Inc.

Status: Construction started — Start: Sep 2003
Est. Cost ($ million): 450 — Finish: 2007
First Entry: Sep 1997 — Last Update: Sep 2003

Pemberton

Rutherford Creek Water Power Project
Rutherford Creek Power LP Ph: (604) 633-9990
Proposed 45+ megawatt run-of-river electricity project six km south of Pemberton on Hwy 99. Commissioning to commence in early spring 2004. Construction contractor: Peter Kiewit & Sons.

Status: Construction started — Start: Sep 2002
Est. Cost ($ million): 70 — Finish: Apr 2004
First Entry: Jun 2000 — Last Update: Sep 2003

Pitt Meadows

CP Business Park
Canadian Pacific Ph: (604) 465-5454 (Pitt Meadows)
100 acre business park to be built on former CP Rail land in 2-3 phases. Phase 1 proposal is for a 250,000 sq ft Western Grocers distribution centre. Phase I start delayed until Oct 2003. Construction should begin on the Real Canadian Super Store late 2003 or early 2004.

Status: Construction started — Start: Oct 2003
Est. Cost ($ million): 35 — Finish: 2005
First Entry: Sep 2002 — Last Update: Sep 2003

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Pitt Meadows

Mayfair Place Shopping Centre
ONNI developments Ph: (604) 602-7711
Retail commercial development consisting of two phases in 19900 block of Lougheed Hwy. Phase 1: 450,000-sq ft. Phase 2: 70,000 sq ft. Canadian Superstore will begin construction Fall 2003.

Status: Construction started — Start: Jan 2003
Est. Cost ($ million): 25 — Finish: Summer 2004
First Entry: Jun 2001 — Last Update: Sep 2003

Port Moody

NewPort Village
Bosa Development Corp. Ph: (604) 685-2428 (Architect)
Major residential, office and retail development totalling 1.2 million sq ft to proceed in phases at Ungless, Guildford and loco Road. Architect: Perkins & Co. Architecture & Urban Design. Several phases completed. Phase 8: The Belcarra is 75 units in a low-rise wood frame building completed in Mar 2003. A 143 unit high-rise, the Sinclair has started construction, to be completed by mid 2004. Phase 7, a tower at 290 Newport is expected to begin Spring 2004.

Status: Construction started — Start: 1995
Est. Cost ($ million): 150 — Finish: Late 2005
First Entry: Dec 1997 — Last Update: Sep 2003

Richmond

BridgePoint Development
Great Canadian Casino Co. Ph: (604) 276-4000 (Richmond City)
Proposal to convert the vacant BridgePoint market into a 300 slot machine casino, hotel and other entertainment facilities. Included will be two towers, a 220 room hotel, 650 seat dinner/theatre, spa, and a marina. The first phase is the casino and balance of the development will follow.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 100 — Finish: Spring 2004
First Entry: Mar 2003 — Last Update: Jun 2003

Richmond

Imperial Landings
ONNI developments Ph: (604) 602-7711
Development at 4320 Moncton St. of retail space (approx 30-50,000 sq ft), industrial space (approx 24,000 sq ft), office space (approx 45-55,000 sq ft) and 700 mix of townhomes, condominiums and single-family homes on approx 21 hectares. The waterfront park and boardwalk were completed Mar 2003. Riverfront condominiums, townhouses and single family homes are under construction. An application has been made to convert the old BC Packers office building to new use as private school (Steveston Academy) and is currently under review. A condominium area is undergoing review. A fourth area, The Maritime mixed use area by the water is currently under review for permit.

Status: Construction started — Start: Sep 2002
Est. Cost ($ million): 70 — Finish: 2005
First Entry: Sep 2001 — Last Update: Jun 2003

Richmond

Riverside Business Park
Opus Building Canada Inc. Ph: (604) 948-0023
20-acre industrial site at Riverside Way, Featherstone Way, Hwy 99 and Steveston Hwy. Includes 138,000-sq ft self-storage building. Opus completed the 23,000 square foot Today Trading facility. Arkon Technologies completed their 26,000 sq ft research & development facility. A 70,000 sq ft, multi-tenant building is complete. Nathan Allen Glass have completed their office and manufacturing facility. A 25,000 sq ft building is planned for lot 15. The remaining four lots can accommodate from 20,000 sq ft to 140,000 sq ft and will be developed when leased.

Status: Construction started — Start: Aug 2002
Est. Cost ($ million): 20 — Finish: 2007
First Entry: Dec 2000 — Last Update: 0903

Richmond

Vancouver International Airport Expansion
Vancouver Airport Authority Ph: (604) 276-1447
Expansion plans include adding nine gates to the new international terminal, widening taxiways and other improvements over the next decade to handle an additional 15 million passengers/year. Phase 1: Construction of first building of west chevron to start late 2004. Phase 2: Expansion of west chevron to include second building, to follow construction of Phase 1. Domestic departures terminal renovation ($52 million) completed in Jun 2002. Screening Project (security project), a $100 million project to include renovations and purchase of new high technology, was approved May 29 2003 and is underway. A proposed $30 million upgrade to the south airfield is being considered and needs to go through approval process. The south airfield upgrade may start construction in Jun 2004.

Status: Construction started — Start: Apr 2000
Est. Cost ($ million): 1000 — Finish: 2010
First Entry: Jun 1999 — Last Update: Sep 2003

Richmond

Richmond Senior Secondary School
School District 38 (Richmond) Ph: (604) 668-6000
Replacement of existing building with a 2-storey 11,930 sq m new school to hold 1200-students. Construction of new school to be complete Dec 2003 and demolition of old school and construction of new playing fields to be performed Dec 2003 through April 2004. Architect: Advanced Architecture Inc.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 20 — Finish: Apr 2004
First Entry: Sep 1998 — Last Update: Jun 2003

Richmond

Aberdeen Mall Expansion
Fairchild Property Group Ph: (604) 270-7287
New mall at Cambie Road and Hazelbridge Way which contains 3-storeys and approx 380,000 sq ft with more than 400 shops and an additional 2220 parking spaces. The mall will be complete Nov 2003, the parkade will be complete Jan 2004. Mar 2004 construction will begin on a 9 storey, 155 room, $25 million hotel. Architect: Bing Thom Architects Inc.

Status: Construction started — Start: Fall 2002
Est. Cost ($ million): 130 — Finish: Jun 2005
First Entry: Dec 1997 — Last Update: Sep 2003

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Richmond

The Palms
Bosa Ventures Ph: (604) 299-1363
[illegible]0,000-sq ft residential development at 8471 Bennett Rd. Phase 1 is [illegible],000 sq ft in two structures: the Monaco is complete (16 storeys,116 units) and the Clio (6 storeys) is planned for the last phase. The Fontarra, (six cluster groups of 30 three-storey townhouses) is complete. Phase 3 the Coronado, a 16-storey structure with 155 units, was completed Jun 2003. Phase 4, a five-storey concrete structure with approx 90 units named the Monte Carlo has started construction. Architect: Jan H. Timmer Architecture Ltd.

Status: Construction started — Start: 1998
Est. Cost ($ million): 30 — Finish: 2004
First Entry: Dec 1997 — Last Update: Sep 2003

Squamish

Furry Creek Hydroelectric Project
Furry Creek Power Ltd. Ph: (604) 896-0252
A 10.2 megawatt hydroelectric power project on Furry Creek near Squamish is located between Britannia Beach and Porteau Cove. The project is one of approx 20 projects to receive approval in the 2001 round of BC Hydro's green power project.

Status: Construction started — Start: Fall 2003
Est. Cost ($ million): 17 — Finish: Summer 2005
First Entry: Jun 2003 — Last Update: Sep 2003

Squamish

Garibaldi Springs Golf & Country Club
Newport Ridge Golf Ltd. Ph: (604) 925-8928
Proposed golf course, clubhouse and a 140-unit hotel plus 106 townhouse units and 15, 000 sq ft of commercial space. Phase 1, 46 townhouses began construction Jun 2003. Phase 2, 60 townhouses will begin construction possibly in late spring or early summer 2004. The 18 hole golf course to be completed late spring 2003. Negotiations for a partnership to develop the hotel are almost complete and construction is to start Summer 2004 for completion Summer 2005.

Status: Construction started — Start: Spring 2002
Est. Cost ($ million): 20 — Finish: Summer 2005
First Entry: Dec 1997 — Last Update: Sep 2003

Surrey

Sussex Gardens
Rykon Group
Four concrete mid-rise towers in White Rock will include 150 homes at 15076 North Bluff Rd. The first tower containing 38 suites is under construction and will be complete Jan 2004. Construction on the second tower (28 suites) is expected to begin Aug 2004. The third tower will be 28 suites while the fourth tower will have 60 suites.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): — Finish: Early 2005
First Entry: Jun 2003 — Last Update: Jun 2003

Surrey

Terasen Gas Pipeline Fraser River Crossing
Terasen Pipelines Ph: 1-800-535-7219
Seismic upgrading of pipeline including replacement of 1300 m of 610 mm (24 in.) pipe under the Fraser River west of the Port Mann bridge, near United Blvd. Horizontal directional drilling to start at CN Thornton yard in Surrey and exit at Schooner St and Hartley Ave in Coquitlam. Website: pipelines.terasen.com

[illegible]tus: Construction started — Start: Aug 2003
[illegible]st. Cost ($ million): 16 — Finish: Nov 2003
First Entry: Jun 2003 — Last Update: Sep 2003

Surrey

Seniors Retirement Facility
Elim Housing Society Ph: (604) 930-2475
10 structures to include 350 independent-living units and 150 assisted-care units in duplexes and apartments on an 18-acre site in the 9000 block at 160th street. Phased development to occur over 10 years. First phase: 14 duplexes completed and a 42-unit apartment completed. 18 duplexes and 2 apartment buildings (49 units and 42 units) are complete. 22 town homes are to be completed in Jul 2003. A 97 unit assisted living complex and a 70 unit complex of independent living will start Summer 2004. Also a 16,000 sq ft amenity building will start construction Summer 2004. Five additional phases will be developed over the next 4 years. Architect: OCA Architects .

Status: Construction started — Start: Sep 2000
Est. Cost ($ million): 75 — Finish: 2007
First Entry: Jun 1999 — Last Update: Jun 2003

Surrey

Guildford Park Place Garden Apartments
Henderson Developments (Canada) Ltd. Ph: (604) 689-8898
Multi-phase apartment complex at Guildford Park Place. Phase 1, the Stanley, is complete. Phase 2 is 10 four-storey structures totalling 152,000 sq ft. Phase 3 is four 15-storey structures totalling 187,000 sq ft Architect: Kirkor Architects and Planners. Development permits have been issued for a 17 storey apartment building, three 4 storey garden apartment buildings and 64 3-storey townhouse units.

Status: Construction started — Start: Spring 2003
Est. Cost ($ million): 30 — Finish: Late 2005
First Entry: Dec 1997 — Last Update: Sep 2003

Surrey

Wedgewood Townhouses
Lakewood Developments Ltd. Ph: (604) 597-7100 (Barnett Demback)
Two-storey, 257,000 sq ft residential development (96 units) at 156 St. and 30 Ave. Architect: Elbe Lock Walls & Associates Inc. Final phase under construction is expected to be completed Dec 2003.

Status: Construction started — Start: Summer 1998
Est. Cost ($ million): 30 — Finish: Dec 2003
First Entry: Dec 1997 — Last Update: Sep 2003

Vancouver

610 Granville Street—Hudson
WFC & MDC Development Corp. Ph: (780) 424-4300
A 35 storey mixed-use retail/office/live/work residential building with a total of 404 dwelling units, and seven levels of underground parking. The project includes the retention of two heritage building facades. Architect: Stantec Architecture Ltd.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 50 — Finish: 2005
First Entry: Sep 2003 — Last Update: Sep 2003

Vancouver

The Bentley Condominium Tower
Polygon Homes Ph: 604) 683-4376 (Architect)
A 25 Storey, 150 unit condominium complex at 1001 Homer. Architect: Hancock Bruckner Eng & Wright. Project Manager: Intertech Construction.

Status: Construction started — Start: Jul 2003
Est. Cost ($ million): 30 — Finish: Aug 2005
First Entry: Sep 2003 — Last Update: Sep 2003

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Vancouver

L'Aria on Robson
DTKH Robson Developments
A 13-storey concrete, residential and commercial building started construction Jun 2003. The project includes 82 residential suites, a fitness studio, and 3 floors of commercial space. Architect: W. T. Leung Architects.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: Aug 2004
First Entry: Jun 2003 — Last Update: Jun 2003

Vancouver

The Beach Crescent Neighbourhood—False Creek North Shore
Concord Pacific Ph: (604) 926-7808
As part of Concord Pacific's North Shore Development, The Beach Neighbourhood in North False Creek is expected to include over 2,100 residences in a combination of towers and low-rise buildings. The neighbourhood will include a marina, a child care facility and ten acres of parkland. Construction is complete on the first tower, West One, the tallest purely residential tower in Vancouver at 38 stories. Azura I and II are under construction and schedule to be complete Oct 2003. The Waterford located at 1499 Homer, is complete. Kings Landing has started construction at 600 block Beach and consists of two 22 storey towers and townhomes and will provide120 units. Parkwest Tower I at 600 block Beach Crescent is a 31 storey tower with 250 units is under construction and is expected to be complete by summer 2004. Parkwest Tower II at 700 Blk Beach Crescent is a 31 storey tower with 250 units is expected to be complete by summer 2005. The Aqua At the Park located at 1400 block Seymour is expected to be 26 storeys and provide 187 units. The two towers named Icon (11 storey and 16 storey) are currently being marketed and are likely to begin construction Late 2003.

Status: Construction started — Start: 2002
Est. Cost ($ million): 0 — Finish: Summer 2005
First Entry: Jun 2003 — Last Update: Sep 2003

Vancouver

Commercial Tower
Cressey Development Corp. Ph: (604) 683-1256
Development of a 20 storey, 75,000 sq ft commercial tower at Ash and Seventh Avenue. A heritage house will be moved and renovated as part of the project.

Status: Construction started — Start: Jan 2003
Est. Cost ($ million): 20 — Finish: Spring 2004
First Entry: Mar 2003 — Last Update: Mar 2003

Vancouver

Gallery Residences
Polygon Group Ph: (604) 877-1131
23 storey residential development at 1010 Homer Street.

Status: Construction started — Start: Spring 2003
Est. Cost ($ million): 25 — Finish: Oct 2004
First Entry: Mar 2003 — Last Update: Sep 2003

Vancouver

Great West Life Building
Great West Life Realty Advisors Inc. Ph: (604) 713-6450
A 20 storey, 175 unit rental apartment tower at 939 Beatty Street with 14 townhomes is currently under construction and scheduled to be complete April 2004.

Status: Construction started — Start: Jan 2003
Est. Cost ($ million): 30 — Finish: Apr 2004
First Entry: Mar 2003 — Last Update: Sep 2003

Vancouver

Port of Vancouver Container Expansion Project
Vancouver Port Authority Ph: (604) 665-9337
The Port of Vancouver will add an extra 360,000 Twenty foot Equivalent Units of containers (TEUs) at the port's two Burrard Inlet container terminals, Centerm and Vanterm, for a new total capacity at the Port of Vancouver of 1.97 million TEUs by 2005. This represents the first step in the VPA's overall plan to reach 4 million TEUs of capacity by 2020. By 2005, the added capacity at Vanterm and Centerm will create 1,400 new direct jobs. The throughput capacity of the facilities is expanding on the existing footprints. Vanterm will have its current capacity increased by 100,000 to 535,000 TEUs. Centerm will have its current capacity increased by 260,000 to 600,000 TEUs. Total development costs are estimated to be $110 million for the two terminals. Construction began at Vanterm with expansion at Centerm following later.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 110 — Finish: Early 2005
First Entry: Mar 2003 — Last Update: Jun 2003

Vancouver

UBC—Institute for Computing Information & Cognitive Systems (ICICS)
University of British Columbia Ph: (604) 822-2287
Project intends to develop and facilitate research in interactive information systems, to include classrooms, laboratories and other related facilities to strengthen interdisciplinary research links between computer science, electrical, computer and mechanical engineering, medicine and health care, educational technology, psychology, commerce, process industries and utility systems. Architect: Hotson Bakker/Bregman Haman.

Status: Construction started — Start: Fall 2002
Est. Cost ($ million): 22 — Finish: Aug 2004
First Entry: Mar 2003 — Last Update: Sep 2003

Vancouver

UBC Computer Science Building, Electrical and Computer Engineering Bldg
University of British Columbia Ph: (604) 822-2287
New facility for Electrical & Computer Engineering will be located in an addition to the north of the existing McLeod Building, which is the current home of the department.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 26 — Finish: Late 2004
First Entry: Mar 2003 — Last Update: Sep 2003

Vancouver

Callisto Residential Building—Coal Harbour
Coal Harbour Properties Partnership Ph: (604) 893-8880
Townhomes and 35 floor tower in Coal harbour at 1281 W. Cordova to include 130 units. Architect: Hancock Bruckner Architects.

Status: Construction started — Start: Late 2002
Est. Cost ($ million): 110 — Finish: Summer 2004
First Entry: Dec 2002 — Last Update: Sep 2003

Vancouver

Paramount Place 900 Burrard St
Wall Financial Corp. Ph: (604) 299-1363
Proposed 25 storey building: 10 storeys for entertainment areas including a Famous Players 9 screen theatre, IMAX, restaurants and other facilities, and 14 storeys for residential units at Burrard, Smythe and Hornby Streets.

Status: Construction started — Start: Mar 2003
Est. Cost ($ million): 125 — Finish: Spring 2005
First Entry: Dec 2002 — Last Update: Sep 2003

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2. Mainland/Southwest

Vancouver

Alvar Residential Development
Concert Properties Ltd. Ph: (604) 682-3726
storey multiple dwelling at 1001 Beach Ave containing 106 units, an oor amenity area, and three levels of underground parking for 153 cars accessed from Beach Avenue. Architect: Lawrence Doyle Architect Inc.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 2002
Start: Late 2002
Finish: Summer 2004
Last Update: Jun 2003

Vancouver

Sterling at 1050 Smithe St.
Bonnis Development Corp. Ph: (604) 618-1600
Proposed apartment tower (129 units) 21-storeys above and 5-storeys below . Approvals issued. Architect: Studio One Architects. Website: www.sterlingliving.com

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2002
Start: Mar 2003
Finish: Summer 2004
Last Update: Sep 2003

Vancouver

The Domus Building at 1055 Homer
Qualex-Landmark Developments Inc. Ph: (604) 685-0111 (Intertech)
27-storeys above and 3 below (143,000 sq ft) apartment tower at 1055 Homer St. Development will be 135 units which includes 8 townhomes. General Contractor: Intertech Construction Management Ltd.

Status: Construction started
Est. Cost ($ million): 21
First Entry: Mar 2002
Start: Spring 2002
Finish: Oct 2003
Last Update: Sep 2003

ncouver

499 Drake Residential Tower
James Schouw Ph: (604) 681-1000
Proposed 76 units in a 26-storey-above and 3-storey-below residential tower.

Status: Construction started
Est. Cost ($ million): 45
First Entry: Dec 2001
Start: 2002
Finish: Oct 2003
Last Update: Sep 2003

Vancouver

Eden Residential Development
Bosa Ventures Ph: (604) 299-1363
Residential tower of 185 units with retail in a 195,000-sq-ft 25-storeys-above and 3-storeys-below at 1225 Richards St.

Status: Construction started
Est. Cost ($ million): 35
First Entry: Dec 2001
Start: Spring 2002
Finish: Late 2003
Last Update: Sep 2003

Vancouver

Miro—1010 Richards Street
Polygon Development 65 Ltd. Ph: (604) 871-4228
Development of 184 units in a 23-storey-above and 2-storey-below, 115,000-sq-ft residential tower. Architect: Hancock Bruckner Eng & Wright Partners.

Status: Construction started
Est. Cost ($ million): 25
t Entry: Dec 2001
Start: Spring 2002
Finish: Feb 2004
Last Update: Sep 2003

Vancouver

Nova Residential Development
Bosa Ventures Ph: (604) 685-9875
Tower 1 is a 188 units in a 27-storeys-above and 3-storey-below residential tower and a 3-storey townhouse. Tower 2 is a 20-storey-above and 2-storey-below 166-unit residential tower which includes a 2-storey townhouse.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 2001
Start: Fall 2002
Finish: Spring 2004
Last Update: Sep 2003

Vancouver

UBC—Life Sciences Centre
University of British Columbia Ph: (604) 822-0195
Development of a 5-storey 550,000 sq ft Life Sciences Centre for teaching and advanced research at the University of British Columbia.

Status: Construction started
Est. Cost ($ million): 135
First Entry: Dec 2001
Start: Oct 2002
Finish: Aug 2004
Last Update: Sep 2003

Vancouver

455 and 583 Beach Ave Apartments—West One
Concord Pacific Ph: (604) 926-7808
Proposed six buildings at 455 Beach Avenue. First building is a residential 29-storey 160-unit tower constructed above a 3-storey lowrise and a 2-storey lowrise along the mews. Identical project will also be constructed at 583 Beach Ave.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 2001
Start: Early 2003
Finish: 2007
Last Update: Sep 2003

Vancouver

Vancouver Public Works Yard
Vancouver City Ph: (604) 873-7276
Development of a works yard located on Chess St. The 45,000 sq metre site will include storage and buildings totalling 20,500 sq metres. Construction manager: Omicron Consulting.

Status: Construction started
Est. Cost ($ million): 22
First Entry: Sep 2001
Start: Summer 2002
Finish: Oct 2003
Last Update: Mar 2003

Vancouver

Little Mountain Reservoir Seismic Upgrade
Greater Vancouver Regional District Ph: (604) 451-6192 (GVRD)
Project includes the demolition and reconstruction of the reinforced concrete drinking water reservoir and value chamber under the parking lot at Queen Elizabeth Park, to expand the size by up to 25%.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Mar 2001
Start: Fall 2002
Finish: Late 2003
Last Update: Sep 2003

Vancouver

BC Cancer Research Centre Project
BC Cancer Agency Ph: (604) 877-6103
Development of a fully-integrated 8-storey 225,000-sq ft cancer research centre including genome sequencing labs at 675 West 10th Ave near the Vancouver General Hospital. The building will include space for offices, administration and eight laboratories, and will accommodate 600 staff.

Status: Construction started
Est. Cost ($ million): 84
First Entry: Sep 1999
Start: May 2002
Finish: Late 2004
Last Update: Sep 2003

Vancouver

1176 Seymour Brava Towers
Amacon Group Ph: (604) 893-7131
Two residential towers (33 and 22 storeys) at Seymour and Davie totaling 450,000 sq ft in 439 condo units with 17,000 sq ft of it commercial space at ground level. Website:www.brava.ca

Status: Construction started — Start: Late 2002
Est. Cost ($ million): 65 — Finish: Late 2004
First Entry: Sep 1998 — Last Update: Jun 2003

Vancouver

Champlain Mall Redevelopment
PCI Group Ph: (604) 684-1151
Reduction in size of existing shopping centre and replacement with 46,000 sq ft of commercial space in three free-standing buildings, 100,000-sq ft strip mall, and 400,250 sq ft of residential buildings consisting of 198 townhouses and 146 apartments on east two-thirds of site. Re-development includes public library and police office on 16.5-acre site. Residential component will be constructed in phases. Phase 1: 40 3-storey townhouse units. Phase 2: 200 3-storey townhouse units. Phase 2 will follow Phase 1. Architect: W. T. Leung Architects.

Status: Construction started — Start: May 2002
Est. Cost ($ million): 35 — Finish: Fall 2004
First Entry: Sep 1998 — Last Update: Mar 2003

Vancouver

Concord Pacific Place
Pacific Place Developments Ph: (604) 685-9977
Neighbourhood concept plan approved for 204-acre site for six neighbhourhoods: Marina Crescent, Roundhouse, Beach, Yaletown Edge, Marina Pointe and the Creekside to house 15,000 people. A number of towers have been completed. A 38-storey 248 unit residential tower (West One) at corner of Pacific and Homer completed Dec 2002. The Azura a $19.9 million 33-storey 196-unit tower and townhouses at 500 Pacific started construction in Dec 2001 and is to be completed Fall 2003. Construction started Mar 2002 on towers 1E and 1L (approx 400,000 sq ft) and are each 32-storeys above and 4-storeys below with a total of 400 residential units at 498 Pacific Blvd. Twin towers "The Max" on Smithe Street is pre-selling spring 2003 and to be completed Jun 2005. King's Landing on Beach Crescent will consist of two towers and townhouses. The first tower to be built is 18 storeys. King's Landing construction is underway and will be complete April 2005.

Status: Construction started — Start: 1998
Est. Cost ($ million): 3000 — Finish: 2008
First Entry: Sep 1998 — Last Update: Mar 2003

Vancouver

UBC Biotechnology Laboratory The Michael Smith Building
University of British Columbia Ph: (604) 822-8251
New building at the University of BC for a 7419-sq m biotechnology laboratory. Website: www.lbs.ubc.ca

Status: Construction started — Start: Fall 2002
Est. Cost ($ million): 27 — Finish: Jul 2004
First Entry: Jun 1998 — Last Update: Sep 2003

Vancouver

Bayshore Gardens
Blue Tree Management Ph: (604) 682-3377
Integrated residential community on 22 acres on Bayshore Drive (W[illegible] Georgia and Denman Streets, Vancouver). Consists of residential buildings 1650 (Phase 5), 1680 (Phase 4), 1717, 1777 (Phase 2), 17[illegible] and 1790 (Phase 1) Bayshore Drive. Phase 3, a rental building, was completed by other parties. The project is an eight-year, six-phase project including 11 buildings, expanded hotel, upgraded marinas and underground parking. Project area is 1.1 million sq ft. The first four phases are complete. Phase 5, a 19 storey, 11,190 sq m tower at 1650 Bayshore completed in Sep 2003. (Architect: Downs-Archambault). A 25-storey tower (91 units), a 7-storey residential building and 3-storey town homes containing 12 units at 1610 Bayshore is planned. Phase 6 will consist of a 75 units in a 25 storey residential tower, 6 townhouses along Bayshore Drive and an eight storey building along Cardero Street that will be comprised of 111 non-market housing units, retail shops and a daycare facility. Phase 6 is scheduled to begin construction Jan 2004 and will complete in Dec 2005.

Status: Construction started — Start: 1996
Est. Cost ($ million): 400 — Finish: Late 2005
First Entry: Dec 1997 — Last Update: Jun 2003

Vancouver

Citygate Complex
Bosa Development Corp. Ph: (604) 294-0666
Development of a site between Main and Quebec Streets, east end of False Creek. Will include 1,000 residential units, retail and office space in seven high-rises and a series of low-rises. Architects: Perkins & Co. Architecture & Urban Design Inc. Eight phases: Phase 5, the Viceroy is completed. The next tower, phase 6—The Brighton, is a $40 million project consisting of 145 units that started construction Mar 2003. Phase 7: social housing has been completed. Phase 8: construction is expected to begin Oct or Nov 2003 and will include 70 units.

Status: Construction started — Start: 198[illegible]
Est. Cost ($ million): 60 — Finish: 2004
First Entry: Dec 1997 — Last Update: Sep 2003

Vancouver

Coal Harbour Redevelopment
Marathon Developments Inc. Ph: (604) 893-8880
A multi-year project in three phases to create residential, commercial and public spaces on 29 acres between Burrard and Cardero St. Plans include 2 marinas, hotel, community centre, office towers and residential units. Expected to house 3500 residents when fully built. First two phases are complete. Phase 3: five apartment buildings—three of which, the Avila (21-storey), the Bauhinia and the Escala tower (28-storey) are complete. The fourth and fifth towers, the Cascina (25-storey) and Denia (20-storey), are under construction and expected to be completed in Oct 2003. One 350-berth marina and the Coal Harbour Community Centre completed. Shaw Tower (489 ft tall) on Burrard Landing site is 532,000 sq ft 40-storeys above grade and 5-storeys below. The $150 million tower is under construction and will consist of 130 residential units on the upper 26 floors and offices on the lower 14 floors with 5 floors of underground parking. Architect for Shaw Tower is James K. Cheng. Project is expected to complete in Jun 2004. Aspac Developments have purchased the three remaining sites and will build Harbour Green Place consisting of 3 towers 23, 29 and 35 storeys. One Harbour Green will begin construction Aug 2003 and is expected to complete Oct 2005. Two and Three Harbour Green will be scheduled according to the market. Website: www.waterfrontplace.com

Status: Construction started — Start: 1992
Est. Cost ($ million): 1000 — Finish: Summer 2004
First Entry: Dec 1997 — Last Update: Jun 2003

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Vancouver

Portico Condominium Development
Bosa Development Corp. Ph: (604) 294-0666
Located at 2198 Granville street on six-acre site at 2298 Granville St to include two 11-storey towers, a 13-storey tower, a 5-storey building comprising 14 2-1/2 storey townhouses and 6-storey mid-rise, and some commercial units. Phase 1: two 11-storey towers are built. Phases 2: The Siena, a 15-storey tower and a 5-storey 14 unit townhouse building was completed Summer 2003. Phase 3 (final phase): The Verona, a 19-storey tower and 5-storey mid-rise apartments is under construction for completion summer 2004. Architect: Perkins & Co. Website: www.sienaofportico.com

Status: Construction started — Start: Spring 1998
Est. Cost ($ million): 125 — Finish: Summer 2004
First Entry: Dec 1997 — Last Update: Sep 2003

West Vancouver

StoneCliff Residential Development
Concert Properties Ltd. Ph: (604) 602-3713
Proposed three 15 storey residential towers to be built on above the Upper Levels Highway. Phase three includes a 3300 sq ft amenity building. Official Community Plan was amended in Jul 2002. Construction has started on tower 1 and is scheduled for completion Jul 2004. Tower 2 will begin construction Sep 2004. Phase 3 is scheduled for a Jan 2005 start.

Status: Construction started — Start: Apr 2003
Est. Cost ($ million): 45 — Finish: Fall 2006
First Entry: Sep 2002 — Last Update: Jun 2003

West Vancouver

The Village at Park Royal
Larco Group Ph: (604) 727-8203
Proposed 225,000 sq ft redevelopment of the west lands on the south side of Park Royal Mall. Units will range from 500 to 30,000 sq ft and will house two anchor tenants—grocery store (Whole Foods) and Home Depot Design Place, and restaurants, fashion and lifestyle retailers. Website: shopparkroyal.com

Status: Construction started — Start: Sep 2003
Est. Cost ($ million): 30 — Finish: Aug 2004
First Entry: Sep 2001 — Last Update: Sep 2003

West Vancouver

Whitby Estates
British Pacific Properties Ph: (604) 925-9000
Phased development of 124 single-family and 128 multi-family units on two sites of a 104-acre property on Folkstone Road. Architect: Neale Staniszkis Doll Adams Architects.

Status: Construction started — Start: 1999
Est. Cost ($ million): 25 — Finish: 2010
First Entry: Dec 1999 — Last Update: Sep 2003

West Vancouver

Cypress Mountain Ski Resort Expansion
Cypress Bowl Recreations Ltd. Partnership (CBR) Ph: (604) 926-5612
Cypress Bowl Recreations has recently submitted a proposal to revise the approved Alpine Ski Area Master Plan. The current Plan approves, among other developments: a new base area, additional parking and three additional chairlifts on Mt. Strachan including a gondola lift accessing a mountaintop restaurant. The proposal seeks the installation of a ski lift and addition of eleven hectares of new ski trails on the east face of Black Mountain. The company is also seeking to upgrade the existing ski lifts and to make further improvements to existing ski trails. Some modifications are being made to the master plan to prepare for the 2010 Olympics (funded by the OCOG—see Olympic bid entries) Olympic projects include $11 million for run modifications and spectator facilities for freestyle skiing and snowboarding competitions, plus small snowmaking facilities installation to service the Olympic venues.

Status: Construction started — Start: Fall 1997
Est. Cost ($ million): 70 — Finish: 2009
First Entry: Dec 1997 — Last Update: Sep 2003

West Vancouver

Park Royal Shopping Centre Expansion
Larco Investments Ltd. Ph: (604) 922-3211
Addition of 250,000 sq ft to the Park Royal Shopping Centre including demolition of some portions of the mall and replacement with 8 retail buildings. Architects: F&A Architects and Musson Cattell Mackey Partnership.

Status: Construction started — Start: Spring 2003
Est. Cost ($ million): 30 — Finish: Spring 2004
First Entry: Sep 1997 — Last Update: Jun 2003

Whistler

Spring Creek at Whistler
Intrawest Properties Ltd. Ph: (604) 697-6300
The Spring Creek Neighborhood south of Creekside at Whistler includes resident housing, market housing, a new fire hall, a daycare, an elementary school, community centre, and eight acres of parkland. The 90 unit Bear Ridge resident housing project is complete and a 60 unit development is planned for the future. The Glades, a 33 townhouse complex is complete. The elementary school and community centre is under construction.

Status: Construction started — Start: Spring 2002
Est. Cost ($ million): 50 — Finish: Summer 2004
First Entry: Sep 2003 — Last Update: Sep 2003

Whistler

Pan Pacific Hotel—Whistler
Intrawest Properties Ltd. Ph: (604) 669-9777
Development of an 83 suite hotel in Whistler Village.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: Dec 2004
First Entry: Jun 2003 — Last Update: Jun 2003

Whistler

Four Seasons Private Residences—Discovery Centre
Intrawest Properties Ltd. Ph: (604) 669-9777
Proposed 37 strata luxury suites and hotel at the base of Blackcomb Mountain, next to the Four Seasons Resort and to be managed by Four Seasons.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 36 — Finish: Dec 2004
First Entry: Mar 2003 — Last Update: Jun 2003

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Whistler

Four Seasons Resort Whistler
Intrawest Properties Ltd/Four Seasons Hotels and Resorts Ph: (604) 669-9777
A 9-storey 68,000-sq ft hotel to include 242 units, a spa, health club, outdoor pool and 10,000 sq ft of meeting and banquet rooms.

Status: Construction started — Start: Spring 2002
Est. Cost ($ million): 86 — Finish: Summer 2004
First Entry: Mar 2000 — Last Update: Jun 2003

Whistler

Creekside Residential Development
Intrawest Properties Ltd. Ph: (604) 669-6300
Creekside redevelopment includes 3 hotels—Legends is complete, First Tracks Lodge is complete and the Club Intrawest Hotel will start construction Spring 2004. Franz's village, a commercial development is complete with tenant improvements underway for the opening of the 2003 ski season. A parkade is under construction and will be complete Nov 2003. Lake Placid Road is in the final stages of being re-surfaced and curbed. Proposed development in the area also include a two storey train station, 11 single family lots, commercial space, and more condominiums. Note: See related project—Spring Creek at Whistler .

Status: Construction started — Start: Apr 2000
Est. Cost ($ million): 200 — Finish: 2006
First Entry: Jun 1998 — Last Update: Sep 2003

STATUS: COMPLETED

Burnaby

Burnaby Waste to Energy Project
Greater Vancouver Regional District Ph: (604) 432-6200
A turbo generator will use steam produced by the incineration of garbage to generate 15 megawatts of electrical power. Project was successful in bid for a BC Hydro power purchase contract in April 2003.

Status: Completed — Start: Late 2002
Est. Cost ($ million): 40 — Finish: Summer 2003
First Entry: Dec 2002 — Last Update: Sep 2003

Pemberton

Miller Creek Power Project
Miller Creek Power Limited Ph: (780) 412-3371
Proposed approx. 25-MW run-of-river hydroelectric facility five km north of Pemberton. Turbine commissioning is completed.

Status: Completed — Start: May 2001
Est. Cost ($ million): 29 — Finish: Sep 2003
First Entry: Sep 1998 — Last Update: Sep 2003

Vancouver

1300 W Pender Residential Tower
Pinnacle International Ph: (604) 988-1688
Located at 1328 W. Pender, the Classico is a 34-storey 201 unit residential tower including townhouses and a three-storey building for commercial use. Architect: Howard Bingham Hill Architects.

Status: Completed — Start: Summer 2001
Est. Cost ($ million): 40 — Finish: Summer 2003
First Entry: Dec 1999 — Last Update: Sep 2003

Vancouver

Dedicated Fire Protection System
City of Vancouver Ph: (604) 873-7011
Development of an earthquake-resistant fire protection system for downtown Vancouver and some adjacent areas. This multi-year project includes two pump stations, intake structures (completed), and pipeline along Homer Street (completed), Pender Street (completed), and pipeline underwater in False Creek to Fairview Slopes and the Kitsilano area (completed). A pumping station in Kitsilano and an extension to the pipeline of approx 500 m to service areas south of False Creek has been completed. A pipeline was constructed down 6th Avenue from Cypress Street to MacDonald Street and was completed Aug 2003. Engineering Consultant: Golder Associates.

Status: Completed — Start: 1993
Est. Cost ($ million): 48 — Finish: Sep 2003
First Entry: Sep 1999 — Last Update: Sep 2003

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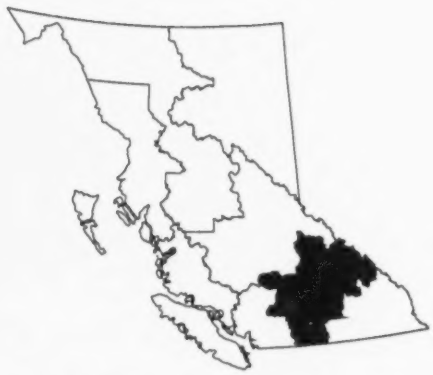
Thompson/Okanagan Development Region

Updated October 15, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329



REGION AT A GLANCE

Physical Geography : Western half of region extends over high plateau; rugged mountain and trench formations to the north and east.
Land Area in Sq. km. : 96,300
Population Density / Sq. km. (2002) : 5.1
Economic Base : Mining, forestry, agriculture, manufacturing, tourism and retirement industry.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	22.0	75.9	37.7	79.5	59.9	29.4	304.4	98.8	0.553	0.166	0.719	1976
1981	24.2	73.1	43.1	98.4	68.9	39.6	347.3	123.3	0.463	0.188	0.651	1981
1986	23.7	66.7	36.1	103.9	74.4	49.2	353.9	135.9	0.422	0.229	0.651	1986
1991	25.2	71.2	33.4	118.6	85.8	61.9	396.1	152.3	0.405	0.261	0.666	1991
1996	27.4	83.4	39.4	137.0	106.7	74.6	468.6	184.1	0.391	0.263	0.655	1996
2001	22.9	82.3	40.2	130.2	125.7	84.2	485.7	201.7	0.355	0.284	0.640	2001
2006	21.3	75.2	46.5	124.5	143.4	93.8	504.7	219.2	0.307	0.298	0.605	2006
2011	23.9	71.0	46.6	134.2	160.0	104.8	540.4	243.4	0.278	0.308	0.586	2011
2016	26.0	72.7	45.4	150.0	167.5	121.0	582.7	267.9	0.272	0.333	0.605	2016
2021	26.9	79.0	42.0	164.2	171.8	138.8	622.7	287.3	0.280	0.367	0.647	2021
2026	27.1	83.9	43.8	169.6	176.7	158.7	659.9	305.0	0.284	0.407	0.691	2026
2031	27.1	86.2	47.9	168.2	189.3	175.4	694.0	324.2	0.279	0.433	0.712	2031

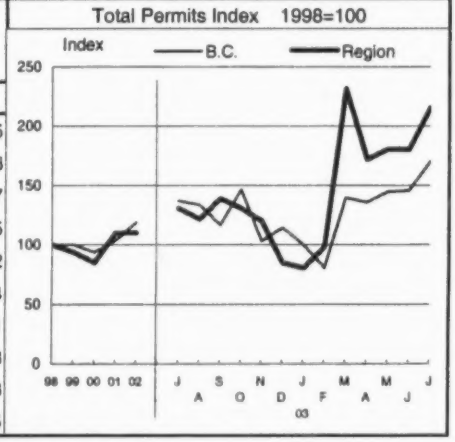
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1995	561.4	207.2	30.6	116.7	59.9	354.2	3,545
1996	593.3	213.7	19.3	113.7	80.6	379.7	3,853
1997	569.3	183.3	46.6	100.9	35.8	386.0	3,607
1998	470.5	202.9	26.5	130.0	46.4	267.7	2,475
1999	442.6	182.3	18.4	101.4	62.5	260.3	2,382
2000	399.6	182.4	30.6	97.2	54.6	217.2	1,744
2001	517.0	242.6	17.8	154.4	70.4	274.3	2,191
2002	518.1	156.1	26.8	93.6	35.6	362.0	2,698
YTD Jul '02	284.1	82.5	16.0	54.5	12.0	201.6	1,563
YTD Jul '03	454.5	149.7	35.3	74.4	39.9	304.8	2,235

Total Permits Index 1998=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Thompson/Okanagan Development Region

Population of Major Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate			1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Thompson-Okanagan		**481,048**	**483,213**	**485,694**	**489,772**	Merritt	C	7,658	7,541	7,416	7,549
Kelowna	C	98,141	99,605	100,832	101,592	Spallumcheen	DM	5,437	5,380	5,350	5,377
Kamloops	C	80,477	80,798	81,053	81,443	Peachland	DM	4,763	4,772	4,823	4,987
Vernon	C *	34,328	34,711	34,998	35,147	Armstrong	C	4,303	4,388	4,439	4,592
Penticton	C	32,368	32,301	32,294	32,202	Osoyoos	T	4,366	4,406	4,437	4,399
Salmon Arm	DM	15,851	15,813	15,847	15,911	Oliver	T	4,426	4,385	4,381	4,357
Summerland	DM	11,040	11,056	11,116	11,044	Golden	T	4,121	4,197	4,231	4,341
Lake Country	DM	9,628	9,493	9,671	9,750	Enderby	C	2,930	2,938	2,933	2,957
Coldstream	DM	9,445	9,467	9,483	9,564	Sicamous	DM	2,968	2,873	2,828	2,906
Revelstoke	C	8,008	7,914	7,854	7,945	Princeton	T	2,869	2,781	2,712	2,692

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '02; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Blue River

Saddle Mountain Ski Resort
Mike Wiegele Helicopter Skiing Ph: (250) 673-8381
Village 5 km east of Blue River proposed to accommodate guided heli-ski tourism, to include a hotel, condominiums and single-family units. Master plan includes ski runs, lifts, powder ski training facility, heli-pads, year round trails and golf course. Phase 1, two primary ski runs are completed, and further phases include a fixed-lift, a powder ski training facility and accommodation facilities. The development will include 5 structures and will include a 100 room hotel, clubhouse at new golf course, maintenance and storage buildings, a condominium building with 50+ units which may be in one or more buildings. Master plan approved. No progress is currently being made on the Master Development Agreement.

Status: Proposed — Start: Jun 2005
Est. Cost ($ million): 21 — Finish: 2008
First Entry: Dec 1999 — Last Update: Sep 2003

Boston Bar

Kookipi Creek Water Power Project
Global Cogenix Corporation Ph: (604) 682-2201
Proposed 10-15 MW water power project near Boston Bar and nearby Log Creek water power project (see separate entry). Project was selected by BC Hydro for its green power generation call for tenders, however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005.

Status: Proposed — Start: Spring 2005
Est. Cost ($ million): 15 — Finish: Spring 2007
First Entry: Mar 2003 — Last Update: Sep 2003

Boston Bar

Log Creek Water Power Project
Global Cogenix Resources Ph: (604) 682-2201
Proposed 10 MW run-of-river hydroelectric project approx 15 km nw of Boston Bar in the Nahatlatch River watershed. Project was selected for BC Hydro's green power generation call for tenders, however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005.

Status: Proposed — Start: Spring 2006
Est. Cost ($ million): 15 — Finish: Spring 2008
First Entry: Dec 2000 — Last Update: Sep 2003

Kamloops

Afton Copper/Gold Project
DRC Resources Corporation Ph: (604) 687-1629
A pre-feasibility study for the Afton Copper-Gold Project outside Kamloops is due to be complete Oct 2003. Exploration over the past 2 years has been in a pit previously owned by Teck Cominco. Visit www.drcresources.com

Status: Proposed — Start: ?
Est. Cost ($ million): 30 — Finish: ?
First Entry: Sep 2003 — Last Update: Sep 2003

Kamloops

Terasen Pipeline Capacity Upgrade
Terasen Pipelines Ph: (403) 514-6450
Planned pipeline system upgrade from Edmonton to the BC Lower Mainland, in two phases. The system's current capacity is approximately 44,675 cubic metres (281,000 barrels) per day. The modifications will provide an additional 16,500 cubic metres (103,785 barrels) per day. Phase 1 portions in BC include repair and reactivation of an 81 km section of pipeline between Kamloops and Darfield, and ugrading existing pump stations. Phase 2 is constructing new pump stations at Merrit and Wahleach. Public open houses being held in late Oct 2003. Website: www.terasenupgrade.com

Status: Proposed — Start: Jun 2004
Est. Cost ($ million): — Finish: Sep 2004
First Entry: Jun 2003 — Last Update: Sep 2003

Kamloops

Stump Lake Guest Ranch Resort
Stump Lake Cattle Co. Ph: (604) 632-3303
Proposed guest ranch including a 70 room, $9 million grand lodge, 265 housing units and other resort facilities at the existing Stump Lake Ranch. Owners are seeking partners to develop the project.

Status: Proposed — Start: ?
Est. Cost ($ million): 20 — Finish: ?
First Entry: Jun 2002 — Last Update: Sep 2003

Kamloops

Kamloops Sewage Treatment Plant
City of Kamloops Ph: (250) 828-3467
The city is conducting a liquid waste management process and are considering various wastewater treatment plant options. Public consultation has commenced. Detailed planning started in early 2002. Design work not expected to commence until 2004. Estimated cost could vary from $35 to $65 million depending on option chosen.

Status: Proposed — Start: 2005
Est. Cost ($ million): 60 — Finish: 2007
First Entry: Jun 2000 — Last Update: Jun 2003

Kelowna

Kelowna Downtown North
Canada Lands Corp. Ph: (250) 712-4216
Proposed construction of 1700 dwellings for 3500 residents on 23.5-ha site bounded by Sunset Drive, Gaston Avenue and Ellis Street in Kelowna's downtown area. Project would include up to 880 homes in up to 21 storey towers and four-storey apartment and condominium buildings, and renovation of existing CN Station, a historic site. CLC hope to have a hotel developed on the site. In Aug 2002 approval was given for 21 storey high-rise in downtown. Finishing site services, sidewalks for commercial sub division. Website: www.city.kelowna.bc.ca

Status: Proposed — Start: Spring 2004
Est. Cost ($ million): — Finish: 2010
First Entry: Mar 1998 — Last Update: Jun 2003

Kelowna

Okanagan Lake Bridge Expansion
BC Ministry of Transportation Ph: (250) 356-1861
Proposed widening of a 640 m section of the floating Okanagan Lake Bridge to four lanes and a high level overpass of a new navigation channel. Design stage is complete and project funding options are being explored.

Status: Proposed — Start: Late 2004
Est. Cost ($ million): 96 — Finish: Late 2006
First Entry: Dec 1997 — Last Update: Sep 2003

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Lytton

Lytton Cogeneration Plant
Spatsum Lumber (Lytton) Ltd.
Owner requested no contact at this time.
Planned 25-MW electricity generation plant to use wood residue from Lytton Lumber as well as demolition and construction waste to generate and deliver 175 GWh of electricity. Project was selected for BC Hydro's green power generation call for tenders, however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Sep 2003

Merritt

Active Mountain Park
Active Mountain Entertainment Corp. Ph: (604) 525-3330
Development for the current site of the Merritt Mountain Music Festival for a 150-room hotel and convention centre, 200 houses, 95 town homes, 18-hole pro golf course, Indy car race track, 3/4 mile trial oval race track for cars, 25,000-seat outdoor entertainment complex, 6,000-seat amphitheatre and outdoor multi-purpose arts and sports complex, an amusement park with water slides and roller coaster, a winery, a brewery, 7-acre man-made lake, film and sound studios, a 350-seat arts theatre, restaurant, 700 fully-serviced RV pads in two parks, a convenience store, a gas station, nature walks, botanical gardens, and virtual-reality rides and games, campsites and parking for 5000 cars. Lot A (148 acres) has been annexed to the city. Thompson Nicola Regional District approved re-zoning Lot B (289 acres) to Commercial Comprehensive Entertainment. Phase 1 (golf course and amphitheatre) requires approval from the Agricultural Land Commission. Zoning in place and financing is being arranged.

Status: Proposed
Est. Cost ($ million): 250
First Entry: Dec 2000
Start: Spring 2005
Finish: 2009
Last Update: Sep 2003

Near Ashcroft

Ashcroft Ranch Landfill
Greater Vancouver Regional District Ph: (604) 432-6375
Proposed 200 ha landfill near Ashcroft to take municipal solid waste from the Greater Vancouver Regional District. In planning stages. Project has entered the Environmental Assessment Office process.
Website:www.ashcroftranch.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2002
Start: Spring 2005
Finish: Summer 2005
Last Update: Sep 2003

Osoyoos

Osoyoos Lake Resort
Osoyoos Lake Development Corp. Ph: 1-800-337-0335
Osoyoos centre hotel to contain 197 suites, a convention centre, a spa, restaurant and lounge, to be developed in two phases. Phase 1 to be completed by Jun 2005. Architect: Cornerstone Architects. Website: osoyooslakeresort.com

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2003
Start: Nov 2003
Finish: Jun 2006
Last Update: Jun 2003

Penticton

Highway 97 Widening
Ministry of Transportation Ph: (250) 356-7707
Widening of a 5 km section of Highway 97 to provide four lanes between Peachland and Summerland.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2003
Start: Early 2004
Finish: Jun 2005
Last Update: Jun 2003

Revelstoke

Pingston Hydroelectric Project Expansion
Canadian Hydro Development Ph: (403) 269-9379
Project to generate 25 MW of electricity south of Revelstoke that was completed in late 2002 is undergoing an expansion of 15 MW. Currently in the site preparation stage.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Sep 2003
Start: Late 2003
Finish: Summer 2004
Last Update: Sep 2003

Vernon

Anderson Business Park Ph: (250) 545-1361 (City of Vernon)
The proposed Anderson Business Park is situated in North of 48th Ave. (Silver Star Road) and east of Hwy 97 (32nd). The business park is expected to include a big box and retail shopping complex and tourist service buildings. It is expected that development permit applications will be submitted this fall as tenants have already been identified. Rezoning is at 3rd reading.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2003
Start: Spring 2004
Finish: Fall 2005
Last Update: Sep 2003

Vernon

Middleton Mountain Neighborhood
Bear Paw Construction Ph: (250) 545-1361 (City of Vernon)
The Middleton Mountain Neighborhood on the upper Kosmino lands will include single family and multiple family homes. Rezoning required.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2003
Start: Spring 2005
Finish: 2008
Last Update: Sep 2003

Vernon

Okanagan Hills Resort
YK Ranch Projects Ph: (250) 545-1361 (City of Vernon)
A major golf course with resort and residential accommodation is proposed and in the approvals process. A public open house is being held on Oct 20 2003.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Sep 2003
Start: Spring 2005
Finish: 2009
Last Update: Sep 2003

Vernon

Kristall Resort Neighborhood plan
Gernot Langes-Swarovski Group Ph: (250) 545-1361 (City of Vernon)
A 150 room resort and convention centre is proposed for a 188 acre site next to the Predator Ridge Golf Course. The resort will include an exclusive spa. An open house will be held on Oct 21 2003 as part of the application process.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Jun 2003
Start: ?
Finish: ?
Last Update: Sep 2003

Westbank

Crystal Mountain Ski Resort
Pheidias Project Management Ph: (604) 662-8833
3800-bed ski hill development to include a hotel, townhouses, single-family dwellings and condos. Proposal includes 11 new lifts. The Master Plan for overall development was approved in 2002. Master development agreement was complete Aug 2003. The project must now meet regional district approvals. Website: www.crystalresort.com

Status: Proposed
Est. Cost ($ million): 125
First Entry: Jun 1999
Start: Summer 2005
Finish: 2011
Last Update: Sep 2003

STATUS: ON HOLD

Kamloops

Trucking Service Area
Atrium Mortgage Corp Ph: (250) 374-1322
Proposal for a truck service centre, hotel, fast-food services, an industrial park and residential development at Campbell Creek. A highway interchange at O'Connor Road will replace two intersections and 2.4 km of the Trans-Canada will be realigned from Main Rd to east of Peerless Rd. Three partners are involved—the City of Kamloops and B.C. government are contributing to the highway interchange and frontage road construction. Roadwork is complete. No formal applications have been received for the truck stop service centre and other buildings.

Status: On hold
Est. Cost ($ million): 25
First Entry: Jun 1999
Start: ?
Finish: ?
Last Update: Mar 2003

Kamloops

Saddleback Hills
Saddleback Hills Development Corp.
Ph: (250) 828-3311 (Kamloops City)
Proposed residential development to include 32 townhouses and 200 single family dwellings and 48 lots for development into small family homes or duplexes. Rezoning approved. No formal applications have been made. Project on hold.

Status: On hold
Est. Cost ($ million): 50
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Mar 2003

Kelowna

Conservatory Towers
Warren Neufeld Ph: (250) 763-6011 (Kelowna City)
Proposed four structures on a 17-acre site at the intersection of Valley and Glenmore Roads. Four structures of 8, 12, 16 and 20 stories and two-storey townhouses for a total of 1.25 million sq ft. Will eventually house 2500 people and include a 150-bed extended-care facility, 30,000-sq ft garden, markets and amenities. Phase 1 began construction but the project has been put on hold. Project Co-coordinator: Warren Neufeld.

Status: On hold
Est. Cost ($ million): 150
First Entry: Sep 1997
Start: Sep 2002
Finish: 2013
Last Update: Sep 2003

Lytton

Kwoiek Creek Water Power Project
Sea Breeze Power Corp/Kanaka Bar Indian Band Ph: (604) 524-8597
Proposed 80 megawatt hydroelectric facility on Kwoiek Creek near Lytton. Review being conducted under the BC Environmental Assessment Act and second stage of review will begin when proponent submits its project report. Project currently on hold.

Status: On hold
Est. Cost ($ million): 90
First Entry: Dec 2000
Start: ?
Finish: ?
Last Update: Sep 2003

Vernon

Turtle Mountain Residential Development
R D Lewis & Associates Ltd Ph: (250) 374-5252
Proposed development on Turtle Mountain located west of city to include single-family, townhouse and apartment units. Project is in the planning stages and have applied for rezoning. Traffic studies are also being conducted. Financing is not yet in place—project is on hold.

Status: On hold
Est. Cost ($ million): 15
First Entry: Sep 2001
Start: ?
Finish: ?
Last Update: Sep 2003

Yale

Inland Pacific Connector Pipeline
Terasen Pipelines Ph: (604) 443-6880
Proposed 237-km pipeline will connect the recently completed southern crossing pipeline at Oliver to the regional marketing hub at Huntington near Abbortsford. Existing Kitchener compressor station will be upgraded. Four new compressor stations will be constructed as well as relocation and expansion of the odorant facility to the new compressor station site at Yahk. Review under the BC Environmental Assessment Act has been suspended.

Status: On hold
Est. Cost ($ million): 495
First Entry: Mar 2001
Start: ?
Finish: ?
Last Update: Jun 2003

STATUS: CONSTRUCTION STARTED

Golden

Border Infrastructure Project—Kicking Horse Pass Highway 1 Improvements
BC Ministry of Transportation/Government of Canada
Ph: (250) 354-6187
A joint federal-provincially funded program of infrastructure improvements to improve trade corridors linking the province's border crossings. This project includes replacing the 10-Mile (Park) bridge and constructing over 5 km of new four lane highway in the Kicking Horse pass on the Trans-Canada Highway east of Golden. The $23 million bridge replacement contract has been awarded to Peter Kiewit & Sons Co. Ltd. of Richmond BC. It also includes realignment of a 1.2 kilometre section of four-lane highway to the east of the Yoho (Five-Mile) Bridge. The Yoho bridge project is expected to be completed Sep 2004. Surveying, geotechnical work, environmental assessment and preliminary design have been completed on the Park (Ten-Mile) Bridge. Construction will begin in late 2005, with completion expected for Nov 2007.

Status: Construction started
Est. Cost ($ million): 125
First Entry: Mar 2003
Start: Summer 2003
Finish: Nov 2007
Last Update: Sep 2003

Golden

Kicking Horse Ski Resort
Golden Peaks Resort Inc. Ph: (604) 609-9953
Expansion of existing ski resort with upgrades to facilities. Master Plan completed and approved. The phased development will include six ski lifts, a gondola, commercial development, 440 rooms in three hotels, 150 chalet units, 300 town homes and 65 detached homes. Partners are Grouse Mountain Resorts Ltd and Ballast Nedam International. An 8-storey above and 1-storey below resort lodge is complete as well as a new lift and day lodge. Cardel homes of Calgary will build a 55 unit condominium lodge named Glacier Lodge starting Fall 2003.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Mar 1998
Start: Spring 2000
Finish: 2008
Last Update: Sep 2003

Kamloops

Weyerhaeuser Wood Residue Cogeneration Plant
Weyerhaeuser Canada Ph: (604) 661-8061
30-megawatt wood-residue cogeneration plant at the existing Weyerhaeuser pulp mill.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Jun 2001
Start: Mar 2003
Finish: Mar 2004
Last Update: Sep 2003

Kamloops

Kamloops Water Treatment Plant
Kamloops City Ph: (250) 828-3467
Installation of a membrane-filtration system is being combined with a groundwater supply to provide water to Kamloops residents. Project planner: Urban Systems. Approval obtained for a 40,000- to 48,000-cu m/day groundwater collector well, within the Kamloops aquifer, and a $36 million membrane treatment plant. Construction contract awarded to Graham Construction.

Status: Construction started
Est. Cost ($ million): 70
First Entry: Mar 1999
Start: Apr 2003
Finish: Summer 2004
Last Update: Jun 2003

Kamloops

Kamloops-On-The-Lake (Six Mile Ranch) Complex
Pagebrooke Inc. Ph: (250) 314-0660
Resort development on Six Mile Ranch (Kamloops Lake Ranch and Country Club) site on 400-ha site. The project will include a 27-hole golf course, marina, 950 housing units, three hotels, a theme village and continuation of the cattle operations and equestrian centre.

Status: Construction started
Est. Cost ($ million): 180
First Entry: Dec 1997
Start: Spring 2001
Finish: 2010
Last Update: Sep 2003

Kamloops

Sun Rivers Community
Sun Rivers Development Corp. Ph: (250) 828-9989
Development of a country club, residential units, school and retail and commercial businesses on a 460-acre site near Hwy 16. The project will eventually contain 2000 single- and multi-family residential units, eight phases in total. An 18-hole golf course and a driving range are complete with the clubhouse scheduled to be built in 2004. Development of Phase 1 of the single family units: Mariposa Neighbourhood is 80% complete. The Trillium Neighbourhood is 33 % complete. The Sagewood is completed. The Rosewood , will have 60 units and construction has started on 5 homes. The Fairways, a 9 townhouse unit is complete.

Status: Construction started
Est. Cost ($ million): 450
First Entry: Dec 1997
Start: 1997
Finish: 2010
Last Update: Sep 2003

Kamloops

Royal Inland Hospital Expansion
Royal Inland Hospital Ph: (250) 374-5111
Addition and alterations include construction of a 2-storey 44-bed tertiary psychiatric facility. A new generator set switch and improved roadways valued at $2.3 million are under construction and the redevelopment of the hospital's 2nd floor valued at $19.5 million was awarded to PCL Monad Constructors Inc. in Sep 2003.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Sep 1997
Start: Summer 2003
Finish: Summer 2006
Last Update: Sep 2003

Kamloops area

Sun Peaks Ski Resort
Sun Peaks Resort Corp. Ph: (250) 578-7222
Development of 23,000 beds as part of a long-term plan. Construction of Phases 1 and 2 of Forest Trails, a 36-townhouse structure (Intrawest), and Phases 1 and 2 of Crystal Forest, a 350-unit village are complete. Phase 3: 25 tourist-accommodation units in Crystal Forest and seven condo units in Powder Ridge are complete. McGilvry Creek town homes project is complete. A $40-million, 230-room Delta Sun Peaks Hotel with conference, recreational and retail facilities opened in Oct 2002. Servicing is complete and lots are sold out of Sundance Estates with 20 homes complete or under construction. A $70-million expansion to skiing on Mt. Morrissey has opened up 600 acres of new terrain. Also included in the plan is the back nine of the golf course which will be completed summer 2004. Trapper's Landing, 40 units of townhouses, 4-plexes and duplexes in process of completing design and expected to start sales Fall 2003. Trial's edge has 58 townhouse units under construction and will be complete by May 2004. Bella Vista (31 single family homes) servicing to first phase is underway. 5th phase of Fairways (12 single family lots) servicing nearing completion. Previous 4 phases are 50 lots in total and 35 are complete or nearing completion. Cottages (37 single family dwellings) by Carrington developments (Alberta) are 70% sold and have 25 units under construction or complete. In summary, Phase I of the overall plan is nearing completion with 6000 bed units. Phase 2 of 4 phases will include an additional 6000 bed units.

Status: Construction started
Est. Cost ($ million): 295
First Entry: Dec 1997
Start: 1993
Finish: 2015
Last Update: Sep 2003

Kamloops to Golden

Highway 1 Upgrading
BC Ministry of Transportation Ph: (250) 828-4220
Multi-year plan to improve Highway 1, the TransCanada Highway, from Cache Creek to the Rockies. Individual projects will be approved and completed on annual basis. Funding approved for upgrades to four lanes from Broderick to Ford of a 3.5-km section of the highway between Ford and Carlin Roads. Projections of the feasibility of various concepts is complete for the East Kamloops/Valleyview traffic. Estimated cost for Cache Creek to Kamloops is $70–80 million. Highway realignment to be completed 2006. See separate entry for Kicking Horse Pass Highway 1 Improvements.

Status: Construction started
Est. Cost ($ million): 134
First Entry: Dec 1997
Start: Late 2000
Finish: 2007
Last Update: Sep 2003

Kelowna

Mission Shores Town Homes
Intrawest Properties Ltd. Ph: (604) 669-9777
Construction has started on a 54 cottage-like strata-titled town homes located in Kelowna's Mission neighbourhood. Homes range in size from 1,800 to 4,000 square feet. Website: www.missionshores.com

Status: Construction started
Est. Cost ($ million): 15
First Entry: Jun 2003
Start: Summer 2003
Finish: Summer 2004
Last Update: Sep 2003

Kelowna

Discovery Pointe Resort 1128 Sunset Dr.
Pointe of View Developments Ph: (250) 861-5225
Proposed 21 storey tower, 130 units to be built next door to Discovery Bay Resort. The Tower and Townhomes are currently under construction. Website: www.pointeofview.com

Status: Construction started — Start: Mar 2003
Est. Cost ($ million): 50 — Finish: Late 2003
First Entry: Dec 2002 — Last Update: Sep 2003

Kelowna

Royal Private Residence Club at the Grand Hotel
Grand Hotel Royal Residences Ph: (250) 868-5678
59 luxury condos to be built as part of the Grand Hotel complex on the Okanagan Lake waterfront.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 45 — Finish: Jun 2004
First Entry: Sep 2002 — Last Update: Jun 2003

Kelowna

Landmark Corporate Campus
Stober Construction Ph: (250) 763-6011 (Kelowna City)
Proposed three buildings to house high-tech development on Dolphin Ave. Rezoning completed. The first building, a six-storey structure, is completed. Second building began construction Summer 2003. The third building is to follow upon completion of the second building.

Status: Construction started — Start: Early 2001
Est. Cost ($ million): 25 — Finish: Jun 2005
First Entry: Dec 2000 — Last Update: Sep 2003

Kelowna

Mission District Park
City of Kelowna Ph: (250) 862-3381
Proposed development of 42 hectares on Gordon Drive south of Mission Creek as a recreational area that would include hockey rinks, tennis courts, a swimming pool and some commercial development (sports bar, fitness club and physiotherapy offices) over a 20-year period. Preliminary steps include a 9 ha, $1.6 million storm water management wetland (completed) and servicing of all utilities and roads (started summer 2002). Construction of twin hockey rinks was completed Sep 2003. Currently under construction are twin indoor soccer fields, indoor running track, fitness studio and restaurant. Widening of Gordon Rd, ring road and servicing was completed Summer 2003.

Status: Construction started — Start: Nov 2002
Est. Cost ($ million): 50 — Finish: 2020
First Entry: Dec 2000 — Last Update: Sep 2003

Kelowna

Glenmore Highlands Development
Glenwest Developments Inc Ph: (604) 739-7526 (Ekistics)
Construction of 2800 housing units made up of single family, townhouses, row houses including some three- to four-storey apartment buildings, 10,000-sq ft total of convenience commercial areas, an elementary school and a park between Glenmore and Clifton roads. Total area is 720 ha. Phase I includes 450 single family units is under construction. Phase II includes the school, some commercial space and a total of 1250 single and multiple family units including townhouses and apartments. Rezoning for the balance of the property is complete. Design consultant: Ekistics Town Planning Inc.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 25 — Finish: 2020
First Entry: Mar 1998 — Last Update: Sep 2003

Kelowna

Big White Ski Resort Expansion
Big White Ski Resort Ltd. Ph: (250) 768-6900
Long-term program of ongoing ski hill developments include the most recent program, the $125 million Gondola Woods/Happy Valley Project which includes a subdivision of 2000 beds. Approximately 250 beds will be complete for the 2003/2004 season. Under construction and ready for the 2003/2004 season are: outdoor skating rink, season pass holder 250 seat facility, four log cabins, expanded mini snowmobile track and minor upgrades. There are presently 10,200 beds available with license to build up to 22,000.

Status: Construction started — Start: Jun 1992
Est. Cost ($ million): 200 — Finish: 2009
First Entry: Dec 1997 — Last Update: Sep 2003

Merritt

Hwy 97A Upgrades
BC Ministry of Transportation Ph: (250) 828-4297
Proposed upgrades on Hwy 97A at the Swan Lake Interchange and Larkin Rd. to be done in phases. Phase 1: new overpass at Swan Lake Interchange and increasing highway from 2 to 4 lanes from new overpass to Larkin Rd. Phase 2: increasing from 2 to 4 lanes Larkin Rd. to Pleasant Valley Rd. AEL Equipment Corp. of Merritt to upgrade 4.6 km of Highway 97 and 97A north of Vernon.

Status: Construction started — Start: Aug 2003
Est. Cost ($ million): 22 — Finish: Fall 2006
First Entry: Mar 2002 — Last Update: Sep 2003

Osoyoos

The NK'MIP Project
Osoyoos Indian Band Ph: (250) 498-3444
Development of a 1,200-acre parcel on Osoyoos Lake to include an RV park, a desert heritage and interpretative centre, an 18-hole golf course, a winery, a 125 room boutique hotel, a store/gas bar with other tourist attractions. An all season RV park with 72 fully-serviced sites is in operation. Phase 1 of the heritage centre is complete. Also completed, in Fall 2002, is a 6000-sq foot Nk'mip (pronounced Inkameep) winery. A 9 hole golf course is complete and the 125 room boutique hotel has been delayed and may start Early 2004. Phase 2 of the Nk'Mip Desert & Heritage Centre is expected to commence construction in 2004, opening in 2005. Website: www.nkmipdesert.com

Status: Construction started — Start: Fall 2000
Est. Cost ($ million): 25 — Finish: Late 2005
First Entry: Dec 2000 — Last Update: Sep 2003

Summerland

Aston Summerland Resort
Summerland Resort Properties Ltd. Ph: (604) 657-0251
73 unit luxury suite hotel on Lake Okanagan near Summerland beside the yacht club. Architect: Cornerstone Architecture. Website: summerlandresort.com.

Status: Construction started — Start: May 2003
Est. Cost ($ million): 15 — Finish: May 2004
First Entry: Sep 2002 — Last Update: Jun 2003

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Vernon

Silver Star—Foothills Residential Development

Freestone Enterprises Ph: (250) 558-5842

Freestone Enterprises is taking over the development of the Silver Star Foothills residential development which includes several hundred lots with single and multiple homes and a village/commercial area and park sites. Underway is Copper Mountain Place—a new residential area with single family dwellings. The Fortress Crescent neighborhood is nearing completion.

Status: Construction started — Start: Spring 2003
Est. Cost ($ million): 15 — Finish: 2009
First Entry: Sep 2003 — Last Update: Sep 2003

Vernon

Vernon Sewage Treatment Plant

Vernon City/Coldstream City Ph: (250) 545-1361

New plant to treat sewage from Vernon and Coldstream in a partnership between the two communities. The site will be in the same location as the existing sewage treatment plant on 25th Avenue.

Status: Construction started — Start: Fall 2002
Est. Cost ($ million): 22 — Finish: Summer 2005
First Entry: Mar 2001 — Last Update: Sep 2003

Vernon

Predator Ridge Golf Resort Development

Predator Ridge Developments Ltd. Ph: (250) 542-3436

New resort community near Vernon which includes an expansion to the existing golf course (completed—27 holes), 51 golf-cottages, an executive-suite hotel, spa and wellness centre, a town centre, and 2120 housing units (single- and multi-family) to be developed over 15 years. Construction is on 400 acres of a 1200-acre site. Phase 1, a 237-unit single- and multi-family subdivision is under construction and will continue through 2005. Phase 2 is underway with 15 homes currently under construction. The Hotel, spa and wellness centre is to begin construction in Oct 2003. An open house will be held on Oct 21 2003 to present a new master plan which will require approval.

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): 500 — Finish: 2014
First Entry: Jun 1999 — Last Update: Sep 2003

Vernon

Silver Star Ski Resort Expansion

Silver Star Mountain Resorts Ltd & Concert Properties Ltd Ph: (250) 717-1677 (Concert)

As part of a ten year resort master plan, three new lifts were installed during the summer of 2002 . The Comet Express, Canadas largest six-person chairlift replaced the Vance Creek chairlift, the Home Run Tee and the Powder Gulch Express quad chairlift replaced the Putnam Creek chairlift. Many skier services in the village were also upgraded in summer 2002 including retail shopping, the rental shop and the addition of a new bakery caf. Concert Properties will be starting 12 town homes and a 40-unit condominium building in Spring 2003 and 50–60 condominiums in the Village are to start construction in Spring 2004. Website: www.skisilverstar.com

Status: Construction started — Start: 1999
Est. Cost ($ million): 150 — Finish: 2009
First Entry: Jun 1999 — Last Update: Jun 2003

Vernon

First Okanagan Shopping Centre

First Professional Management Ph: (416) 493-9112

Big-box anchor shopping centre will include Revy and Wal-Mart on 41 acres (327,000 sq ft) on the old Anderson Ranch. Phase 2 contains Mark's Work Warehouse and Pennington's is complete. A building to house Future Shop has been completed. Phase 3, 4 (retail) and 5 (two restaurants) are complete. Phase 6, a 5000 sq foot retail space was completed Summer 2003. There are 45,000 sq ft left to develop but as of Sep 2003, no retailers have been secured for future phases. Architect: Brian Quiring.

Status: Construction started — Start: Spring 2001
Est. Cost ($ million): 20 — Finish: 2004
First Entry: Dec 1998 — Last Update: Sep 2003

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Kootenay Development Region

Updated October 15, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Generally mountainous with north-south valleys.

Land Area in Sq. km. : 59,488
Population Density / Sq. km. (2002) : 2.6
Economic Base : Mining, mineral processing, forestry and wood fiber processing.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	10.0	32.0	16.6	33.8	26.3	11.7	130.3	42.6	0.547	0.152	0.699	1976
1981	10.9	30.5	18.0	42.2	26.6	14.5	142.7	50.5	0.476	0.166	0.643	1981
1986	10.2	27.6	13.1	42.6	27.0	16.7	137.2	52.1	0.457	0.202	0.659	1986
1991	9.1	26.8	11.7	43.2	28.7	18.7	138.1	53.6	0.429	0.223	0.653	1991
1996	8.9	29.2	12.7	45.5	35.9	20.9	153.1	60.8	0.404	0.222	0.627	1996
2001	7.2	26.3	12.4	41.1	41.9	22.6	151.6	64.1	0.351	0.236	0.588	2001
2006	6.1	22.9	14.7	36.6	47.4	25.0	152.8	67.3	0.294	0.254	0.547	2006
2011	6.5	19.9	13.6	37.4	50.7	28.1	156.1	72.3	0.259	0.276	0.535	2011
2016	6.9	18.9	12.1	39.6	49.6	33.5	160.7	76.7	0.255	0.330	0.585	2016
2021	6.8	19.3	10.5	41.1	46.5	39.4	163.5	78.9	0.266	0.402	0.667	2021
2026	6.3	19.8	9.9	41.0	43.4	44.6	165.0	80.0	0.277	0.473	0.750	2026
2031	5.9	19.4	10.4	37.4	44.6	47.6	165.3	81.2	0.273	0.515	0.789	2031

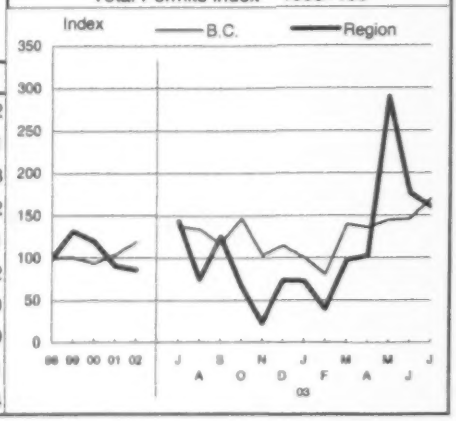
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

Building Permits

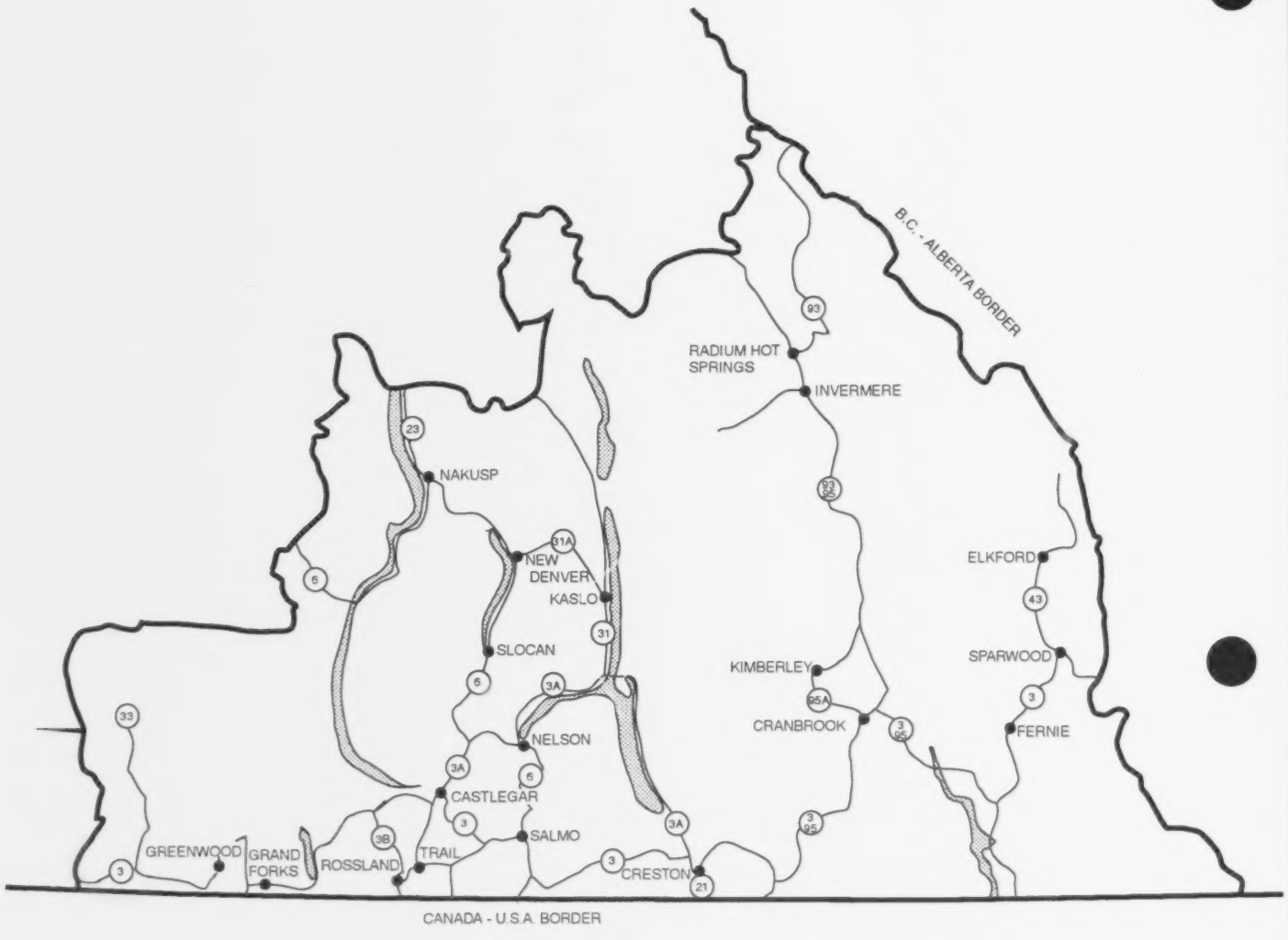
Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1995	188.9	66.8	13.8	23.8	29.2	122.1	1,222
1996	168.5	52.4	8.9	37.2	6.3	116.1	1,231
1997	178.3	59.8	8.9	29.6	21.4	118.4	1,073
1998	186.9	55.3	7.0	34.8	13.6	131.6	1,252
1999	246.0	97.9	18.0	63.2	16.6	148.1	1,311
2000	223.6	89.9	27.7	44.2	18.0	133.7	1,052
2001	169.2	61.8	8.8	18.2	34.7	107.4	760
2002	160.8	33.5	6.2	22.1	5.1	127.3	789
YTD Jul '02	104.1	17.7	2.7	11.9	3.1	86.4	541
YTD Jul '03	146.3	24.8	4.5	12.7	7.6	121.5	694

Total Permits Index 1998=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Kootenay Development Region



Population of Major Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate			1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Kootenay		**152,150**	**151,725**	**151,627**	**152,492**	Rossland	C	3,868	3,826	3,820	3,739
Cranbrook	C*	19,517	19,265	19,352	19,653	Invermere	DM	2,964	2,967	2,989	3,030
Nelson	C	9,643	9,596	9,746	9,571	Elkford	DM	2,706	2,726	2,708	2,735
Trail	C*	7,844	8,028	7,884	8,060	Fruitvale	VL	2,146	2,149	2,109	2,052
Castlegar	C	7,303	7,320	7,328	7,248	Warfield	VL	1,833	1,842	1,817	1,815
Kimberley	C	6,774	6,771	6,767	6,862	Nakusp	VL	1,776	1,765	1,774	1,786
Fernie	C	4,816	4,766	4,846	4,914	Salmo	VL	1,216	1,196	1,169	1,162
Creston	T	5,032	5,058	4,985	4,908	Montrose	VL	1,145	1,118	1,111	1,097
Sparwood	DM	4,034	3,982	3,996	4,137	Kaslo	VL	1,096	1,080	1,074	1,041
Grand Forks	C	4,257	4,204	4,222	4,099	Greenwood	C	729	715	693	677

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '02; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Fernie

Coal Creek Golf Resort
Schickedanz Properties Ph: (403) 239-1952
A maximum of 1,484 equivalent residential units. Single and multi-family residential and accommodation development, condominium hotels, a clubhouse, recreation amenities and mixed use residential and commercial development. A resort-oriented eighteen-hole golf course and driving range with a mixed commercial/accommodation use clubhouse. Detailed design initiated and preliminary approval has been obtained from the City. Project is still in the approval process at Jun 2003.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2002
Start: Spring 2004
Finish: 2008
Last Update: Jun 2003

Grand Forks

Cascade Heritage Power Park
Sea Breeze Power Corp. Ph: (604) 689-2991
Proposed 25 MW hydroelectric generating facility, enough to power 13,750 homes, along the Kettle River near Christina Lake on a former site of a small hydroelectric plant that generated power until 1919. The new plant will include a museum and walking trails to recognize the historic site. Currently in community consultations. Additional information being submitted for environmental reviews.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 1998
Start: Fall 2004
Finish: Spring 2006
Last Update: Sep 2003

Invermere area

Jumbo Glacier Alpine Ski Resort
Glacier Resorts Ltd. Ph: (604) 662-8833
Resort proposed for the Jumbo Valley near Invermere. Three-phase project with 25-year time frame to develop 30 lift access to the glaciers, ski lodge and tourist resort facilities, three hotels, retail shops, restaurants and 172 single-family residences. Phase 1 includes 400 bed-units. Subsequent phases would raise the total to 7,000 beds and the cost to $200-300 million. The project entered the Environmental Assessment Process in Jul 95; expected to complete review in 2003. When approval is received the Master Development Agreement will then be able to be completed and the development will proceed. Project would create 6,700 person years of construction employment and 475 permanent direct jobs. Project will be phased development over 20+ years. The proponents are actively working to meet a deadline with environment assessment process before the end of 2003 in order to keep the application open.

Status: Proposed
Est. Cost ($ million): 522
First Entry: Dec 1997
Start: ?
Finish: ?
Last Update: Sep 2003

Nelson

Nelson Complex Care Facility
Interior Health Authority Ph: (250) 304-4211
Expressions of interest were invited for a new 85 bed complex care facility for Nelson and area in May 2003. The expressions of interest submitted Jul 2003 are being evaluated. The proposals may use the existing Mount St. Francis land for the development facility.

Status: Proposed
Est. Cost ($ million): 63
First Entry: Sep 2000
Start: Spring 2004
Finish: Spring 2005
Last Update: Sep 2003

Radium

Tourist Accommodation and Housing Development
Schickedanz Bros. Ltd. Ph: (403) 239-1952
Proposed development includes 50-room hotel, 250 housing units, and up to 455 units of tourist accommodation, a large Recreational Vehicle park, swimming pool, mini-golf and water park. Parts of the proposal would require removal of land from the Agricultural Land Reserve. Infrastructure for housing is complete. The proposal was rejected and the municipality is awaiting a new proposal. The proponent ntends to continue pursuing the development.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 1998
Start: Summer 2004
Finish: 2008
Last Update: Sep 2003

Trail

Waneta Power plant Expansion
Columbia Power Corp. Ph: (250) 953-5179
A 300–400-MW expansion of the existing dam is proposed to follow the Brilliant Dam expansion (see separate entry).

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 2000
Start: 2006
Finish: 2008
Last Update: Sep 2003

Windermere

Eagle Ranch Golf Resort
Stone Creek Properties Inc. Ph: (403) 802-3600
A lodge of 20 condo suites (60,000 sq ft) and approx 300 recreational condo units (300,000-sq-ft) in several phases. Phase 1: lodge pool and fitness facility, and food services to possibly start in Spring 2004. Condo units around the Windermere Valley Golf Course and club house to start in 2004. Architect: Marshall & Associates (Calgary).

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2001
Start: Spring 2004
Finish: Late 2005
Last Update: Sep 2003

STATUS: ON HOLD

Radium

Big Horn Meadows Resort
Big Horn Meadows Ltd. Ph: (250) 347-2323
Time-share and suite accommodation in 10 buildings to include a swimming pool and tennis courts. Thirteen units complete; 130 units to be constructed over the next five to six years. No construction taking place as of Dec 2001. Remaining 117 units have been put on hold.

Status: On hold
Est. Cost ($ million): 20
First Entry: Dec 1998
Start: ?
Finish: ?
Last Update: Sep 2003

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STATUS: CONSTRUCTION STARTED

Castlegar

Brilliant Expansion Project
Columbia Power Corporation/Columbia Basin Trust
Ph: (250) 953-5179
Addition of diversion and dam adjacent to the existing Brilliant Dam to add approx 120 MW capacity (203 gigawatt hours per year). The design-build proposal has been awarded to Skanska-Chant JV and SNC-Lavalin Inc (Brilliant Expansion Consortium). Access road is currently under construction. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 167 — Finish: Fall 2005
First Entry: Sep 1997 — Last Update: Sep 2003

Cranbrook

Cranbrook Airport Expansion
Cranbrook City Ph: (250) 426-4211 (City of Cranbrook)
Proposed 900-metre extension to the airport runway and a 1,100-square-metre expansion of the existing terminal.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 14 — Finish: Late 2003
First Entry: Mar 2003 — Last Update: Sep 2003

Fernie

Fernie Alpine Resort Ltd.
Resorts of the Canadian Rockies Ph: (250) 256-8473
Long-term program for construction of ski resort facilities. The resort centre which includes a restaurant, grocery store and liquor store is complete. Completed are: Great Bear Express Quad Chairlift, Cornerstone Lodge, Snow Creek Lodge, Lizard Creek lodges (phases 1-3), Timberline lodges including The King fir lodge, Aspen lodge, Spruce lodge Pine lodge and Balsam lodge. Start of construction of the sixth and final lodge in the group, the Juniper, is not yet defined. The sewage treatment plant has been rebuilt. Village condos and staff housing projects are pending but not likely to start until 2005. TimberLanding Subdivision with 44 single family lots will likely break ground Spring 2004. Polar Peak Lodges town homes will begin construction in Spring 2004 for completion in Fall 2004. Bear Paw Lodges (timber frame duplexes with 3 units/duplex) will start in 2004 or 2005. Snow Creek cabins to begin in 2004. Estimated capital cost is over 10 years. Other construction in 2003 includes upgrading the highway intersection, a high voltage upgrade, and a snowmaking pipeline to top of Elk quad.

Status: Construction started — Start: Spring 1998
Est. Cost ($ million): 250 — Finish: 2008
First Entry: Sep 1997 — Last Update: Sep 2003

Invermere

Panorama Ski Resort
Intrawest Properties Ltd. Ph: (250) 342-6941
Ongoing expansion for 2001-2002 includes 16 town homes at Wolf Lake were completed in late spring 2002. Construction of Phase 1, the 1,000 Peaks Lodge which includes 37 condominiums is complete. Phase 2 , the 1,000 Peak Summit (41 units) started construction Spring 2003 and will be finished May 2004. The Callisto (24 townhomes) will likely start construction in Spring 2004.

Status: Construction started — Start: Apr 1997
Est. Cost ($ million): 250 — Finish: 2008
First Entry: Sep 1997 — Last Update: Sep 2003

Kimberley region

Kimberley Ski Resort
Resorts of the Canadian Rockies Ph: (403) 256-8473
Ski-resort expansion to include upgrades to existing facilities and additional on-hill accommodation with construction of an Alpine village in phases over the next 10 years. An 80-room Marriott Hotel with a 200-seat bar & grill is complete. Polaris Lodge (includes skier services and accommodation) is complete. Three phases of The Lodges at Kimberley Ridge are complete and phase 4 is currently under construction while phase 5 may be started soon. Timberstone Lodge construction has been delayed and will likely start Summer 2004.

Status: Construction started — Start: Fall 1998
Est. Cost ($ million): 200 — Finish: 2008
First Entry: Mar 1998 — Last Update: Sep 2003

Trail

Electricity System Upgrades
Fortis Inc. Ph: (250) 368-0500
Upgrading of transmission, distribution and electricity generation systems in several projects to be completed over the next five to seven years. Phase 1 was completed April 2003 and replaces a multi-circuit, 60-kilovolt transmission corridor from South Slocan to Warfield with a modern single-circuit, 230-kilovolt line. Phase 2, currently underway and to be completed by April 2004, will replace related switching stations and substations. Phase 3, a $70 million substation to be built in the Okanagan area by 2005, received BCUC approval Spring 2003. Phase 4 ($80 million)—upgrades to other generating facilities is 40 percent complete and will finish by 2008. Aquila Networks Canada recently agreed to sell its Canadian operations to Fortis Inc—awaiting regulatory approvals of sale.

Status: Construction started — Start: Sep 1999
Est. Cost ($ million): 119 — Finish: 2008
First Entry: Dec 1999 — Last Update: Sep 2003

Trail area

Waneta Power plant Upgrade
Teck Cominco Ltd. Ph: (250) 953-5179
Upgrade of three turbine generators at Waneta Power plant on the Pend d'Oreille River. Project expected to increase output capacity by up to 117 MW. The first turbine upgrade was completed in Fall 2002. Installation of second turbine will be complete by Oct 2003. The third turbine is on schedule to be installed in 2004.

Status: Construction started — Start: Aug 2002
Est. Cost ($ million): 40 — Finish: 2004
First Entry: Sep 1997 — Last Update: Sep 2003

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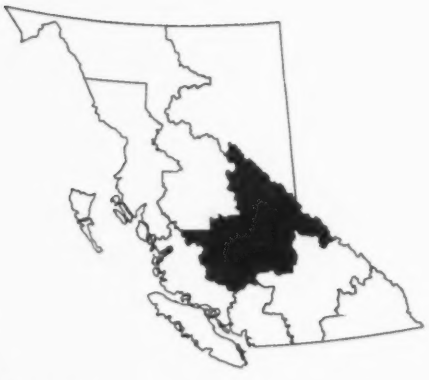
Cariboo Development Region

Updated October 15, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329



REGION AT A GLANCE

Physical Geography : High interior plateau with mountainous boundaries to the east and south-west.

Land Area in Sq. km. : 120,366
Population Density / Sq. km. (2002) : 1.4
Economic Base : Forestry and forest based manufacturing, ranching and mining.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	13.4	38.0	18.9	41.5	18.5	4.3	134.6	38.9	0.651	0.054	0.705	1976
1981	14.7	37.4	22.3	51.0	21.8	5.5	152.7	48.0	0.548	0.058	0.606	1981
1986	13.8	35.9	18.6	54.3	25.3	7.2	155.0	52.0	0.506	0.073	0.579	1986
1991	12.6	34.8	15.7	54.8	28.9	9.3	156.2	53.9	0.476	0.093	0.570	1991
1996	12.3	36.9	17.6	58.7	36.0	11.6	173.2	61.7	0.439	0.104	0.542	1996
2001	10.0	33.2	16.4	52.6	42.5	14.2	169.0	64.8	0.388	0.128	0.515	2001
2006	8.4	29.7	18.1	49.1	49.5	17.4	172.2	70.5	0.326	0.149	0.475	2006
2011	9.0	26.2	17.1	49.7	54.3	21.6	177.9	76.8	0.291	0.178	0.469	2011
2016	9.4	24.7	15.7	51.6	54.6	27.6	183.7	81.9	0.279	0.227	0.506	2016
2021	9.3	25.3	13.6	53.4	53.0	34.0	188.7	85.4	0.288	0.283	0.571	2021
2026	8.9	26.1	12.8	53.2	51.3	39.8	192.1	87.1	0.298	0.339	0.637	2026
2031	8.4	25.7	13.8	49.6	52.4	43.8	193.7	88.8	0.295	0.378	0.673	2031

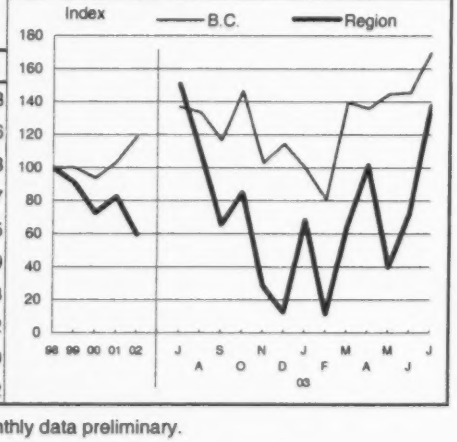
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1995	207.9	87.4	27.3	39.7	20.5	120.5	1,113
1996	204.8	62.5	20.9	28.3	13.4	142.2	1,356
1997	212.7	95.1	8.1	65.3	21.7	117.6	1,068
1998	139.6	52.0	9.3	24.9	17.8	87.6	787
1999	127.2	62.5	12.1	17.5	32.8	64.8	485
2000	101.5	59.8	7.5	22.3	29.9	41.7	259
2001	115.2	81.2	4.0	21.3	55.9	34.1	183
2002	83.4	42.8	9.9	24.9	8.0	40.6	232
YTD Jul '02	48.3	24.5	5.7	12.9	5.9	23.8	139
YTD Jul '03	57.7	41.8	2.6	18.9	20.3	15.9	92

Total Permits Index 1998=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Cariboo Development Region

Population of Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Cariboo		**172,062**	**171,496**	**168,952**	**169,924**
Prince George	C	77,428	77,569	76,197	76,008
Williams Lake	C*	11,667	11,794	11,716	11,730
Quesnel	C*	10,273	10,408	10,526	10,591
Mackenzie	DM	5,833	5,709	5,489	5,538
100 Mile House	DM	1,939	1,892	1,814	1,843
Valemount	VL	1,304	1,276	1,252	1,271
McBride	VL	741	747	747	736
Wells	DM*	246	248	245	259

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '02; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Mackenzie

MacKenzie Cogeneration
Pope & Talbot Ltd. Ph: (250) 997-2431
New generation of 320 gigawatt hours of electricity at the pulp and paper mill using wood residue. Project has been short listed by BC Hydro for possible acceptance under it's customer based generation program. Project was not selected for a BC Hydro power purchase contract in April 2003, however the proponent is proceeding with further development of the project.

Status: Proposed — Start: ?
Est. Cost ($ million): 100 — Finish: ?
First Entry: Dec 2002 — Last Update: Sep 2003

Prince George

Prince George Pulp & Paper Cogeneration
Canadian Forest Products Ltd. Ph: (604) 661-5241
New generation of up to 126 gigawatt hours of electricity at the pulp and paper mill using wood residue and natural gas. The project was not bid into the BC Hydro Customer Based Generation Call in Mar 2003 . Project alternatives are being examined and a new proposal may be put forward.

Status: Proposed — Start: ?
Est. Cost ($ million): 80 — Finish: ?
First Entry: Dec 2002 — Last Update: Sep 2003

Prince George

Ethanol Plant
First Ethanol Refinery (BC) Inc. Ph: (250) 964-9779
Proposed plant on 60 ha site to produce ethanol and other products using wood processing residue. Approval has been given from the Land Commission to remove the land from the reserve, with conditions. Application for Official Community Plan change has been submitted.

Status: Proposed — Start: Spring 2006
Est. Cost ($ million): 20 — Finish: Early 2007
First Entry: Mar 2002 — Last Update: Sep 2003

Prince George

UNBC Research & Development Park
University of Northern BC Ph: (250) 960-5555
Proposed high tech multi purpose development at the University of Northern BC. Project is four 3-storey buildings (approx 200,000sq ft) of office and research space to be developed in four phases.

Status: Proposed — Start: Late 2003
Est. Cost ($ million): 15 — Finish: Late 2006
First Entry: Sep 2001 — Last Update: Sep 2003

Valemount

Canoe Mountain Resort Developments
Sunrise International Ph: (780) 962-9298
Development proposals near the Village of Valemount include a gondola ($11-12 million), resort (possibly condos, hotel), golf courses, private residences at Canoe Mountain and a nearby guest ranch. Public information meetings held. Development to be undertaken in four phases and completed over 12 to 20 years, depending on market. Phase 1 would include the gondola, a hotel and a nine-hole golf course and would be complete in three to five years. Site is not rezoned. Project has gone through changes made to the OCP. Master Plan expected to be approved by the provincial government Oct 2003.

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): 100 — Finish: 2020
First Entry: Mar 2000 — Last Update: Sep 2003

Valemount

Terra Nova Hot Springs Resort
Terra Nova Mortgage/Village of Valemount Ph: (604) 688-0225
Development of hot springs resort to include hotel, spa and conference facilities. Development around the hot springs on 100 hectares of Crown Land is being considered. An application for a preliminary agreement has been submitted to Land and Water BC. This development will follow after the start of the Canoe Mountain Resort development (see separate entry).

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): 30 — Finish: Fall 2006
First Entry: Mar 2000 — Last Update: Sep 2003

Wells

Cariboo Gold Project
International Wayside Gold Mines Ltd. Ph: (604) 669-6463
Proposed 3000-ton/day gold ore mine (300 t/d from underground operations) 82 km east of Quesnel. The project would average 0.15 to 0.24 oz/ton. In the Environmental Assessment Act process as of Sep 2003. Would employ 150 full-time personnel for 10 years. Project was on hold for a period of time but has been reactivated. A Notice of Work for 10,000 tonne bulk sample has been issued by the company.

Status: Proposed — Start: Summer 2004
Est. Cost ($ million): 60 — Finish: Summer 2006
First Entry: Mar 1999 — Last Update: Sep 2003

STATUS: ON HOLD

Williams Lake

Prosperity Gold/Copper Project
Taseko Mines Ltd. Ph: (250) 684-6365
Proposed development of a large deposit 125 km SW of Williams Lake (192 km by road). Preliminary figures suggest an operation employing 350 and milling 66,000 tonnes per day over a 30-year mine life with mineable reserves of 744 million tons. Construction of a 125 km power transmission line and access roads will also be included in the construction. Pre-feasibility study by Kilborn Engineering Pacific Ltd. Proponent is preparing Project Report under the BC Environmental Assessment Act. In negotiations with DFO regarding loss of fish habitat at Fish Lake. Transition Order issued Dec 30 2002 extending the opportunity to April 30, 2004 to submit a report based on the specifications received.

Status: On hold — Start: ?
Est. Cost ($ million): 900 — Finish: ?
First Entry: Dec 1997 — Last Update: Sep 2003

STATUS: CONSTRUCTION STARTED

Prince George

University of Northern BC—Medical Program Building
University of Northern British Columbia Ph: (604) 960-5555
Construction is underway for a new Medical Program Building at the University of Northern British Columbia.

Status: Construction started — Start: May 2003
Est. Cost ($ million): 15 — Finish: Late 2004
First Entry: Mar 2003 — Last Update: Jun 2003

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5. Cariboo

Prince George

Prince George Regional Hospital Development

Prince George Regional Hospital Ph: (250) 565-2840

Development of approximately 100,000 sq m 4 storey tower to house 108 medical & surgical beds, 10 bed intensive care unit & new main entrance. Included is a 10 bed geriatric assessment & treatment centre, a new Cancer Care area, expanded area for procedures clinics and outpatient diagnostic services. Project includes renovations which expands ambulatory care space, redevelops Emergency and relocates and expands hemodialysis. Construction management contractor: Vanbots. New construction (Patient Care Addition) completed Jul 2003. Further renovation and updating to proceed now that the new construction is complete.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 1997

Start: Jan 2001
Finish: May 2004
Last Update: Jun 2003

North Coast Development Region

Updated October 15, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Diverse island, coastal and mountainous terrain.

Land Area in Sq. km. : 111,937
Population Density / Sq. km. (2002) : 0.6
Economic Base : Forestry and forest based manufacturing, mining and mineral processing, fishing.

Selected Demographic Characteristics

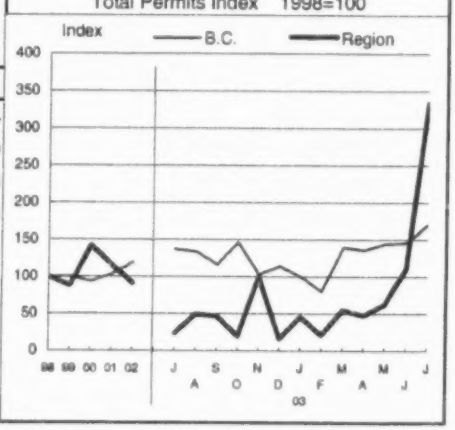
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	6.6	17.9	9.0	19.1	8.5	2.0	63.0	17.1	0.671	0.055	0.726	1976
1981	6.7	17.2	10.6	22.6	9.0	2.2	68.3	20.4	0.566	0.052	0.618	1981
1986	6.2	15.3	8.0	22.6	10.0	2.7	64.8	20.9	0.528	0.067	0.595	1986
1991	6.4	15.0	7.4	23.8	11.6	3.4	67.7	22.5	0.500	0.080	0.580	1991
1996	6.0	15.6	7.4	24.6	13.6	4.1	71.3	24.4	0.474	0.091	0.564	1996
2001	4.4	14.0	5.9	20.8	15.7	4.9	65.7	24.3	0.435	0.116	0.551	2001
2006	4.1	13.0	7.0	19.2	17.8	5.8	67.0	25.2	0.388	0.133	0.521	2006
2011	4.1	11.9	7.3	19.1	19.9	7.5	69.9	27.5	0.347	0.162	0.509	2011
2016	4.1	11.2	7.0	19.4	20.8	10.0	72.5	29.8	0.324	0.211	0.535	2016
2021	4.1	11.0	6.1	20.1	20.6	12.4	74.4	31.2	0.324	0.265	0.589	2021
2026	4.0	11.0	5.8	20.7	19.5	14.7	75.8	32.2	0.327	0.319	0.646	2026
2031	3.8	10.9	5.9	20.0	19.3	16.5	76.5	32.9	0.326	0.366	0.692	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

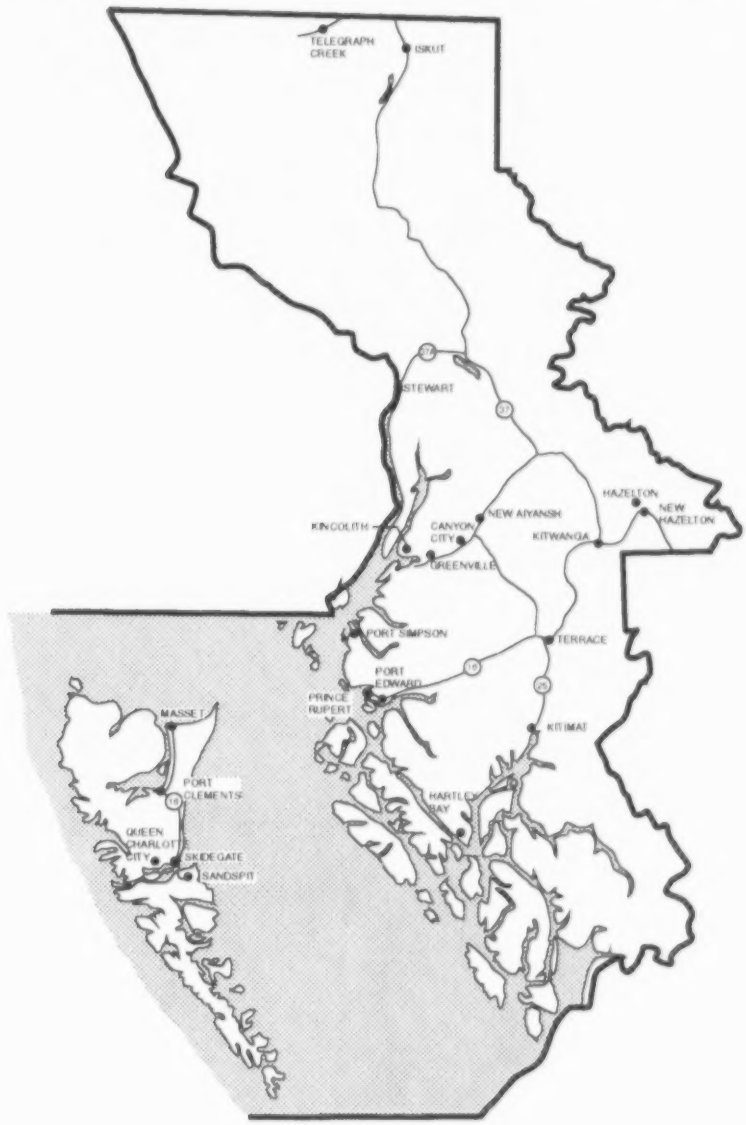
Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1995	41.4	16.2	3.9	10.2	2.1	25.2	174
1996	49.4	20.5	7.3	10.7	2.5	28.9	210
1997	55.6	32.9	18.9	12.3	1.7	22.7	148
1998	24.4	12.1	5.3	4.6	2.3	12.3	60
1999	21.5	12.2	3.9	4.7	3.6	9.2	44
2000	34.7	26.6	0.6	4.7	21.3	8.1	31
2001	28.1	23.4	3.0	6.5	13.9	4.7	11
2002	22.3	18.4	0.4	6.7	11.3	3.9	10
YTD Jul '02	17.6	15.3	0.3	4.5	10.5	2.2	5
YTD Jul '03	13.8	10.4	0.4	8.5	1.5	3.4	9



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

North Coast Development Region



Population of Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
North Coast		**67,907**	**66,753**	**65,682**	**65,826**
Prince Rupert	C	15,999	15,729	15,376	15,420
Terrace	C	13,114	12,915	12,711	12,568
Kitimat	DM	11,195	10,919	10,771	10,851
Masset	VL	1,037	1,029	975	1,006
New Hazelton	DM	798	812	787	801
Stewart	DM	702	697	695	693
Port Edward	DM	743	721	694	686
Port Clements	VL	541	524	542	536
Hazelton	VL	370	364	362	361

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '02; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Kitimat

Dredging Project—Hydroelectric Improvements
Alcan Ph: (250) 639-8000
Proposal to dredge the Tahtsa Reach Narrows in a 3.3 km channel to increase hydroelectric generating capacity from the Nechako reservoir. Public information sessions held and government approvals applied for. Alcan has received an extension from Land and Water BC for the application to proceed.

Status: Proposed — Start: ?
Est. Cost ($ million): 35 — Finish: ?
First Entry: Jun 2001 — Last Update: Sep 2003

Kitimat

Kenney Fisheries Release Facility
Alcan Aluminum Ltd. and the Province of BC Ph: (604) 257-1400
Project to protect salmon on the Nechako river through either a cold water release facility (Kenney Dam) or other environmental enhancements, as part of an Aug 1997 agreement with the BC government which resolves issues surrounding the Kemano dam. There are ongoing studies and consultation in progress, although construction is not expected to start for several years.

Status: Proposed — Start: 2007
Est. Cost ($ million): 100 — Finish: 2009
First Entry: Dec 1997 — Last Update: Sep 2003

Masset

Nai Kun Wind Power Project
Nai Kun Wind Developmnet Inc. (Subsidiary of Uniterre Resources)
Ph: (604) 685 5853
Proposed 700 MW wind power project on the Queen Charlotte Islands. In early planning stages. Project was not selected by BC Hydro for its recent green power generation call for tenders. Feasibility assessments are underway and approval has been received from Land and Water BC to investigate use of the seabed for anchoring the towers over the next two years. Website: www.naikun.ca

Status: Proposed — Start: Apr 2006
Est. Cost ($ million): 1000 — Finish: Sep 2008
First Entry: Jun 2002 — Last Update: Sep 2003

Port Clements

North Island Power Plant
North Island Power Corp. Ph: (604) 739-2352
Proposed 10 megawatt wood-fired power plant at Port Clements on the Queen Charlotte Islands. Power contract with BC Hydro has been obtained. A new partner has been acquired—Wartsila Corporation.

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): 16 — Finish: Fall 2005
First Entry: Sep 1997 — Last Update: Sep 2003

Prince Rupert

Gateway Project Pipeline
Enbridge Pipelines Inc. Ph: (780) 420-5210
Proposed 76 cm diameter, 1200 km pipeline from Fort McMurray, Alberta oilsand to the deep water port at either Prince Rupert or Kitimat. The pipeline would deliver 400,000 barrels a day to a tank farm for storage prior to shipping to California and the far east. Preliminary engineering and environmental overviews are completed. Project cost is estimated for BC portion.

Status: Proposed — Start: 2007
Est. Cost ($ million): 1500 — Finish: 2009
First Entry: Mar 2003 — Last Update: Mar 2003

Prince Rupert

Prince Rupert Container Project
Prince Rupert Port Authority Ph: (250) 627-8899
Container project includes an upgrade to Fairview Terminal, installation of container crains, upgrades to CN's North Main Line to allow double stack containers. A feasibility study is complete. Partners being sought.
Website: www.rupertport.com

Status: Proposed — Start: ?
Est. Cost ($ million): 60 — Finish: ?
First Entry: Mar 2003 — Last Update: Jun 2003

Stewart

Anyox Hydroelectric Project
Anyox Hydroelectric Corp. Ph: (604) 270-8811
Proposed 400 gigawatt hour hydroelectric project using a dormant dam related to the former Anyox mine site, approx 160 km north of Prince Rupert on Alice Arm. Environmental studies completed. Project was not selected by BC Hydro in its Mar 2003 green power generation call for tenders, however, project development is still proceeding.

Status: Proposed — Start: Spring 2006
Est. Cost ($ million): 30 — Finish: Fall 2007
First Entry: Mar 2003 — Last Update: Jun 2003

Stewart Region

Forrest Kerr Water Power Project
Coast Mountain Hydro Corp. Ph: (604) 929-3961
Proposed 112-megawatt run-of-river electricity generation project on the Iskut River. Received Environmental Assessment Act approval in mid-Mar 2003. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed — Start: Spring 2005
Est. Cost ($ million): 120 — Finish: Spring 2007
First Entry: Sep 2001 — Last Update: Sep 2003

STATUS: ON HOLD

Iskut

Red Chris Copper Project
American Bullion Ph: (604) 684-1704
Proposed mine containing reserves of 263 million tonnes of copper and gold. Current mill design will process 8,000 tonnes/day to expand to 24,000 tonnes/day. Concentrate to be shipped to smelter in the Pacific Rim via Stewart. Camp for 250-300 persons to be located onsite. Estimated 300 construction jobs. Partners are Teck Cominco, American Buillion and American Reserve Energy Corp. Project is on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 300 — Finish: ?
First Entry: Sep 1997 — Last Update: Sep 2003

Kitimat

Eurocan Power Project
Eurocan Pulp and Paper Ph: (604) 895-2700
New generation of 200 gigawatt hours of electricity at the pulp and paper mill using wood residue and natural gas. Project has been selected by BC Hydro as part of the customer generation program. The project was selected in April 2003 as one of five successful bidders under the BC Hydro customer generation call for proposals, however, the project is currently on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 60 — Finish: ?
First Entry: Dec 2002 — Last Update: Sep 2003

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Prince Rupert

Tsimshian Access Project
Prince Rupert City Ph: (250) 627-0931
Proposed construction of bridges to link Kaien Island, Digby Island and the Tsimshian Peninsula, to connect the City of Prince Rupert with the airport and several native villages. Bridge user-fees are expected to recover partial costs of the project. Memorandum of understanding to be completed by provincial and federal governments, the city of Prince Rupert and two native bands. Then a phased approach to route selection and design will occur. In the development and planning stages.

Status: On hold
Est. Cost ($ million): 130
First Entry: Sep 1998
Start: 2006
Finish: 2007
Last Update: Sep 2003

Prince Rupert

BC Iron and Steelworks
Pacific Iron & Steel Products Ltd. Ph: (604) 682-6199
Proposed plant for production output of 1.5 million tonnes per year of steel slabs for export to Asian and U.S markets. Approximately 1000 construction jobs are anticipated and 350 direct jobs when the plant is in production. Project is on hold.

Status: On hold
Est. Cost ($ million): 750
First Entry: Mar 1998
Start: ?
Finish: ?
Last Update: Jun 2003

Smithers

Ski Smithers Resort Expansion
Canadian Rocky Holdings Ltd. Ph: (250) 847-5315
Master Plan approved to expand the facilities of the ski area located 30 km outside of Smithers, to increase the number of runs to 70 and develop a 450 unit development including a hotel, townhouses and single family homes. This project has been cancelled.

Status: On hold
Est. Cost ($ million): 30
First Entry: Mar 2003
Start: ?
Finish: ?
Last Update: Sep 2003

STATUS: CONSTRUCTION STARTED

Greenville

Nisga'a Highway Improvements
BC Ministry of Transportation
Reconstruction and paving of 92 km of the Nisga'a Highway from Sand Lake located 63 km north of Terrace to Greenville to New Aiyansh and Nall Camp. The highway will be upgraded from gravel to two lanes. The project will be done in seven phases. Phases 1 and 2 are completed. Current work includes construction of highway subgrade, drilling and blasting, drainage, placing of base course aggregates and installation of traffic and guide signs, awarded to Rossco Ventures Ltd. of Terrace, BC. Interoute Construction Ltd. of Dawson Creek completed $2.46-million of work to produce and place gravel as well as pave 26.3 km of the Nisgaa Highway between Greenville and New Aiyansh in Sep 2003. Website: www.th.gov.bc.ca/highwayprojects

Status: Construction started
Est. Cost ($ million): 52
First Entry: Dec 1998
Start: Summer 1999
Finish: Summer 2005
Last Update: Sep 2003

Skidegate

Qay'llnagaay Heritage Centre
Qay'llnagaay Heritage Centre Society Ph: (250) 559-7709
Proposed development of four structures for a total of 120,000 sq ft at the south end of Graham Island in the Queen Charlotte Islands. The heritage centre will include a performing arts centre, interpretive centre, teaching centre, gift shop, canoe shed and an expanded museum and will be laid out to represent a traditional Haida Village. The development will also include a 28-room destination lodge and a restaurant. Fundraising is ongoing. Construction contract for the first long house tender was awarded Jun 20, 2003. Balance of the buildings are in the latter stage of design.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2001
Start: Jul 2003
Finish: Late 2004
Last Update: Sep 2003

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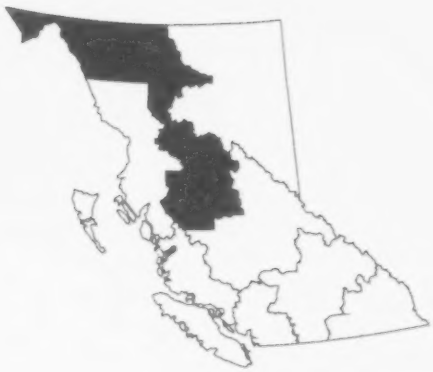
Nechako Development Region

Updated October 15, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329



REGION AT A GLANCE

Physical Geography : High northern extension of interior plateau with mountainous boundaries to the west and north-east.
Land Area in Sq. km. : 188,245
Population Density / Sq. km. (2002) : 0.2
Economic Base : Mining, forestry and agriculture.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	3.7	10.4	4.8	9.9	4.9	1.3	35.0	9.7	0.723	0.067	0.790	1976
1981	4.5	10.6	6.2	13.0	5.5	1.6	41.4	12.5	0.613	0.066	0.678	1981
1986	4.2	10.1	4.7	13.8	6.1	2.0	41.0	13.1	0.583	0.080	0.662	1986
1991	3.8	10.1	4.2	14.3	6.9	2.4	41.6	13.8	0.547	0.094	0.641	1991
1996	3.8	10.2	4.6	14.9	8.4	3.0	44.8	15.4	0.499	0.109	0.608	1996
2001	3.1	9.6	4.3	13.8	10.0	3.4	44.3	16.3	0.455	0.122	0.577	2001
2006	2.9	9.0	4.9	13.0	12.2	4.2	46.2	17.1	0.393	0.141	0.534	2006
2011	3.0	8.1	4.9	13.1	13.9	5.3	48.3	18.8	0.348	0.165	0.513	2011
2016	3.0	7.8	4.6	13.7	14.5	6.6	50.2	20.3	0.330	0.203	0.533	2016
2021	2.9	7.9	4.0	14.3	14.4	8.4	52.0	21.5	0.333	0.258	0.592	2021
2026	2.8	8.0	3.9	14.4	13.8	10.3	53.2	22.3	0.334	0.321	0.656	2026
2031	2.6	7.7	4.1	13.7	14.0	11.8	53.9	23.1	0.327	0.374	0.701	2031

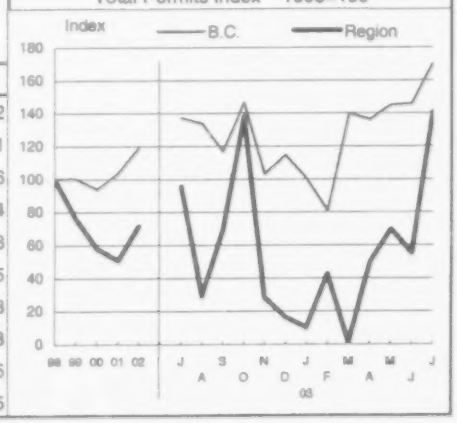
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		
	<-- $ Millions -->						Units
1995	36.8	15.2	2.6	6.3	6.4	21.6	212
1996	31.0	7.5	1.1	5.3	1.0	23.6	241
1997	41.3	14.2	2.6	8.0	3.7	27.1	236
1998	34.7	15.4	3.2	6.5	5.6	19.3	184
1999	26.4	13.9	1.8	8.5	3.6	12.5	108
2000	20.1	10.2	1.9	5.4	3.0	9.8	75
2001	17.6	10.4	0.9	5.3	4.2	7.2	63
2002	24.8	19.5	5.5	4.0	10.0	5.3	38
YTD Jul '02	16.7	13.1	1.8	1.8	9.5	3.6	25
YTD Jul '03	10.6	6.2	3.1	1.4	1.6	4.5	35

Total Permits Index 1998=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Nechako Development Region

Population of Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Nechako		**44,935**	**44,706**	**44,273**	**44,980**
Smithers	T	5,794	5,773	5,690	5,710
Vanderhoof	DM	4,654	4,644	4,617	4,603
Houston	DM	4,010	3,897	3,764	3,738
Burns Lake	VL	1,971	2,005	2,044	2,063
Fort St. James	DM	2,074	2,075	2,032	2,038
Telkwa	VL *	1,427	1,426	1,441	1,444
Fraser Lake	VL	1,299	1,345	1,333	1,364
Granisle	VL	423	387	364	371

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '02; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Atlin region

Tulsequah Chief Mine
Redfern Resources Ltd. Ph: (604) 669-4775
Proposed redevelopment of a copper/gold/silver/lead/zinc underground mine 100 km south of Atlin and 60 km northeast of Junau, Alaska. Would provide 300 jobs during construction and 250 jobs during operation. Production of 2,250 tonnes per day with reserves sufficient for 9 years. Project received provincial Environmental Assessment Act approval in Dec 2002. No construction will start before summer 2004.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Dec 1997
Start: Summer 2004
Finish: 2006
Last Update: Sep 2003

Houston area

Pleasant Valley Power Plant
Ph: (250) 845-2322 (Houston Forest Products))
45 MW wood residue cogeneration facility, to use ~ 340,000 bone dry tonnes of wood residue per year. Canfor, Weldwood and West Fraser will be wood residue suppliers. Companies working to secure a developer for the next BC Hydro tender call. Developers not finalized.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Mar 2000
Start: Spring 2006
Finish: Late 2006
Last Update: Sep 2003

Prince George

Mt. McKenzie Ski Area
Mt Mackenzie resort limited Ph: (250)426-1743 (Land and Waters)
Proposed ski resort with 23 lifts is in the conceptual planning stage. Approx 369 acres of private land at the base is slated to have a golf course, residential and commercial development. A Master Plan will be submitted in Dec 2003 as a result of public consultation which took place Sep 2003. Development is anticipated to begin in 2005.

Status: Proposed
Est. Cost ($ million):
First Entry: Mar 1999
Start: 2005
Finish: 2015
Last Update: Sep 2003

STATUS: ON HOLD

Cassiar

Magnesium Metal Project
Cassiar Resources Inc. Ph: (604) 669-3010
Proposed development of a magnesium metal development project to recover up to 200 million pounds of magnesium a year from tailings at the former Cassiar asbestos mine, for use in the auto, aircraft and canning industries. A magnesium processing plant would be located in one of the communities in the region. Expected 2500 construction jobs and 600 operating jobs. Proponent is seeking financial partners.

Status: On hold
Est. Cost ($ million): 600
First Entry: Sep 1999
Start: ?
Finish: ?
Last Update: Mar 2003

Smithers region

Telkwa Coal Project
Luscar Coal Ph: (780) 420-5810
Proposed thermal coal mine 19 km south of Smithers to produce 800,000 tonnes per year of clean coal. Construction workforce averaging 180 over 15–18 months, and 130 permanent jobs for up to 20 years. Project is on hold.

Status: On hold
Est. Cost ($ million): 120
First Entry: Sep 1997
Start: ?
Finish: ?
Last Update: Sep 2003

STATUS: CONSTRUCTION STARTED

Houston

Sawmill Expansion
Canadian Forest Products Ltd. Ph: (250) 561-3600
Expansion of an existing sawmill in Houston (North Eastern BC) to become the largest sawmill in the world Capacity of the sawmill will expand from 480 mbf/year to 600 mbf/year.

Status: Construction started
Est. Cost ($ million): 26
First Entry: Jun 2003
Start: Spring 2003
Finish: Nov 2003
Last Update: Sep 2003

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Northeast Development Region

Updated October 15, 2003
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountains in the south and west give way to generally flat northern plains, deeply incised by river valleys.
Land Area in Sq. km. : 192,102
Population Density / Sq. km. (2002) : 0.3
Economic Base : Grain farming, beef ranching, mining (including oil and gas), forestry.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	4.5	13.9	6.2	12.8	6.6	2.1	46.0	12.9	0.719	0.081	0.799	1976
1981	5.7	14.0	9.6	17.7	7.8	2.4	57.1	17.8	0.560	0.069	0.628	1981
1986	6.0	13.5	7.6	20.4	8.9	2.8	59.2	20.1	0.528	0.077	0.605	1986
1991	5.6	13.4	6.5	21.3	9.8	3.5	60.0	20.8	0.507	0.093	0.600	1991
1996	5.6	14.3	6.7	22.9	11.4	4.0	65.0	22.6	0.486	0.097	0.583	1996
2001	4.6	13.6	6.7	21.3	13.2	4.6	64.0	23.9	0.442	0.112	0.554	2001
2006	4.2	13.3	7.2	21.2	16.6	5.6	68.1	25.4	0.390	0.126	0.516	2006
2011	4.2	12.3	7.3	21.3	19.6	6.9	71.7	28.0	0.344	0.143	0.487	2011
2016	4.3	11.6	7.2	21.9	21.3	8.8	75.1	30.6	0.317	0.174	0.491	2016
2021	4.4	11.7	6.6	23.0	22.1	11.1	78.9	32.9	0.313	0.215	0.528	2021
2026	4.3	11.9	6.3	23.4	21.9	13.8	81.6	34.5	0.315	0.267	0.582	2026
2031	4.2	12.0	6.4	22.9	22.1	16.3	83.8	35.9	0.315	0.318	0.633	2031

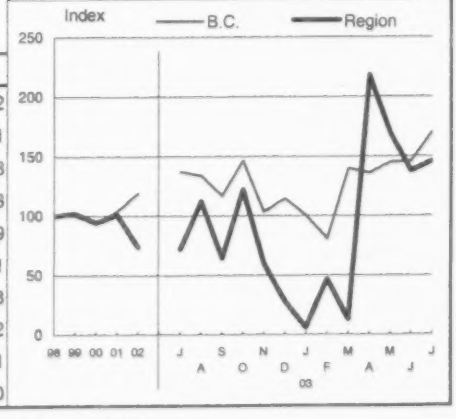
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1995	44.1	20.4	2.5	11.7	6.1	23.7	182
1996	41.7	22.2	2.7	17.0	2.5	19.5	131
1997	47.7	20.4	0.3	19.3	0.8	27.3	233
1998	58.7	26.8	2.5	22.5	1.8	31.9	308
1999	59.8	31.0	5.0	22.6	3.4	28.8	329
2000	55.2	27.5	3.3	20.7	3.5	27.8	241
2001	59.1	34.2	1.7	16.1	16.4	24.8	223
2002	43.3	22.7	5.0	16.2	1.5	20.6	132
YTD Jul '02	24.4	11.8	1.5	9.1	1.3	12.5	81
YTD Jul '03	36.0	22.4	3.3	17.8	1.3	13.5	80

Total Permits Index 1998=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Northeast Development Region

Population of Municipalities

		1999 Estimate	2000 Estimate	2001 Estimate	2002 Estimate
Northeast		**64,687**	**63,876**	**64,006**	**65,128**
Fort St. John	C	16,377	16,704	16,995	17,117
Dawson Creek	C	11,490	11,293	11,305	11,409
Fort Nelson	T	4,566	4,413	4,438	4,503
Chetwynd	DM	2,942	2,844	2,737	2,795
Tumbler Ridge	DM	2,616	2,013	1,931	2,243
Taylor	DM	1,170	1,200	1,205	1,252
Hudson's Hope	DM	1,110	1,076	1,084	1,135
Pouce Coupe	VL	896	866	875	865

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '02; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Chetwynd region

Willow Creek Coal Project
Pine Valley Mining Corporation Ph: (250) 561-5610
Proposed 900,000-tonnes per year thermal and semi-hard coking coal mine 45 km west of Chetwynd. Operating employment to be 50-70 persons. Initial production of 900,000 tonnes/yr. of coking and steam coal. Large sample testing has taken place. Mine is expected to operate for 15 years. The project is seeking financing. First stage development is planned to include the construction of a raw coal operation in spring 2004. Development would include a major extension to the existing rail spur to enable loading of unit trains, the installation of an automated rail loading system, construction of raw coal stockpiling and crushing facilities, construction of initial workshops and offices, haul road upgrades, pit development work and land acquisitions. Stage 2 development would include the installation of a coal preparation plant next to the rail siding and construction of additional ancillary infrastructure. Website: www.pinevalleycoal.com

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 1997
Start: Spring 2004
Finish: Fall 2006
Last Update: Sep 2003

Fort St. John

Encana Pipeline Project
EnCana Ekwan Pipeline Inc. Ph: 1-866-645-6781
Plans are to construct and operate a natural gas pipeline from the EnCana Oil & Gas Partnership's Sierra Plant near Fort Nelson to a tie-in point at the Nova Gas Transmission Ltd.s northwest mainline, near Rainbow Lake, Alta. The company proposes to construct 82.5 km (51 miles) of 610 mm natural gas pipeline and associated facilities during the winter of 2003/2004. The National Energy Board approved the project Sep 2003. Website: www.encana.com

Status: Proposed
Est. Cost ($ million): 55
First Entry: Jun 2003
Start: Dec 2003
Finish: Dec 2004
Last Update: Sep 2003

Fort St. John

Oriented Strandboard Mill
Slocan/Louisiana-Pacific OSB (Panel) Corp
Ph: (604) 278-7311 (Slocan)
Joint venture OSB plant consisting of four structures of approx 600,000 sq ft with a capacity of 700 million bd ft/yr of aspen-fibre OSB. Expected to create 500 direct jobs. Application approved under the BC Environmental Assessment Act. Land being acquired. Project not expected to go ahead until mid-2004.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Jun 2000
Start: Jun 2004
Finish: Fall 2005
Last Update: Sep 2003

Tumbler Ridge

Wolverine Coal Mine
Western Canada Coal Corp
Ph: (250) 242-4242 (District of Tumbler Ridge)
Bulk sampling is underway of the Wolverine property near the Bullmoose mine 23 km west of Tumbler Ridge. The potential production is 1.7 million tonnes per year of coking coal with a wash plant and load-out facility. Expected to produce 250 permanent jobs. Simultaneously being examined with the Brazion project southwest of Chetwynd (see separate entry). Project approvals being pursued under the BC Environmental Assessment Act. Website: www.westerncoal.com The feasibility study was completed in Jun 2003 and the company is expected to continue with remainder of approval process.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Jun 2001
Start: Sep 2004
Finish: Summer 2005
Last Update: Jun 2003

STATUS: ON HOLD

Chetwynd

Burnt River Coal Mine
Western Canada Coal Corp Ph: (250) 401-4100 (District of Chetwynd)
Development potential of the combined Burnt river and Brazion properties located approx 50 km south of Chetwynd, to pursue potential production of 750,000 tonnes per year of coking coal. Project will be developed in stages. Production expected to start in early 2005. This project is simultaneously being examined with the Wolverine coal project near Tumbler Ridge (see separate entry). Website: www.westerncoal.com. The project has been on hold but is being reassessed for continuation of a feasibility study.

Status: On hold
Est. Cost ($ million): 45
First Entry: Jun 2001
Start: Late 2003
Finish: Early 2005
Last Update: Sep 2003

Fort Nelson

Duke Energy Southern Mainline Expansion
Duke Energy Inc. Ph: (250) 960-2010
Additional gas pipeline running from Fort Nelson to the Huntingdon station in the Lower Mainland will increase capacity by 200 million cu ft/per day. Other expansion is planned to increase capacity by 100 mcfd from Alberta into the BC system via Gordondale. National Energy Board approved the project in late Jan 2003. Website: www.wei-pipeline.com Construction of proposed facilities will be deferred, not cancelled.

Status: On hold
Est. Cost ($ million): 300
First Entry: Jun 2001
Start: ?
Finish: ?
Last Update: Jun 2003

Taylor

McMahon Surplus Steam Electricity Generation Project
Duke Energy Gas Transmission Canada Ph: (250) 789-6500
New generation of 130 gigawatt hours of electricity at the pulp and paper mill using wood residue. Project was not selected for a BC Hydro power purchase contract in April 2003. Project is cancelled.

Status: On hold
Est. Cost ($ million): 40
First Entry: Dec 2002
Start: ?
Finish: ?
Last Update: Sep 2003

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Taylor

Taylor Pipeline
TransCanada Pipelines Ventures Ltd. Partnership Ph: (403) 920-2000
53 km of pipeline from Taylor to the Novagas pipeline system in Alberta, which could create approx 100 construction jobs. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 70
First Entry: Mar 1999
Start: ?
Finish: ?
Last Update: Mar 2003

STATUS: CONSTRUCTION STARTED

Fort St. John

Sawmill Modernization and Expansion
Canadian Forest Products Ltd. Ph: (250) 787-3600
Modernization of Canfor's existing sawmill replacing an existing log line and adding a lumber dry kiln. Sawmill will also be adding a third shift which will increase production to ~ 290 mbf/year.

Status: Construction started
Est. Cost ($ million): 17
First Entry: Sep 2003
Start: Spring 2003
Finish: Nov 2003
Last Update: Sep 2003